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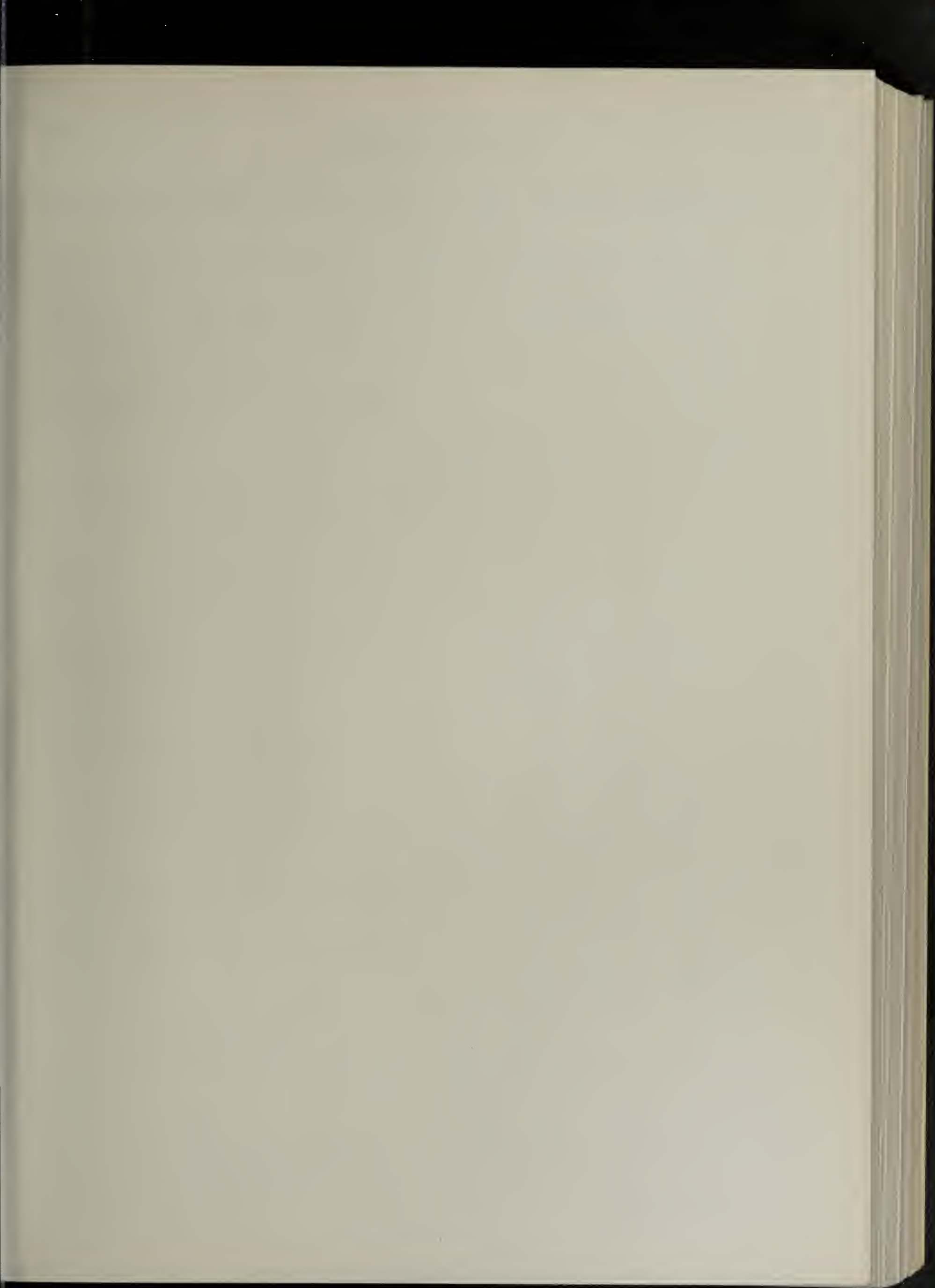
















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# BULLETIN OF THE BOARD OF STANDARDS AND APPEALS CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
New York 13, N. Y.

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## DIRECTORY

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2770 and 3020-3024.

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## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

UNIVERSITY OF ILLINOIS

JAN 21 1960

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, *Chairman.*



# CALENDAR

## DOCKET

*New Cases Filed up to December 29, 1959.*

*Cal. No. Dept. Premises Affected*

**881-59-BZ**—B.M.—15 Van Dam Street, north side, 129 feet 6¼ inches west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan, Alt. 1446-59, re—change of use of card room to manufacturing and grinding of lenses, residence use district.

**882-59-BZ**—B.Q.—40-20 248th Street, northwest corner of 41st Avenue, Block 8123, Lot 24, Little Neck, Borough of Queens, N.B. 2089-59, re—erection of a dwelling in an F-1 Area, residence use district without the required 15 feet front setback.

**883-59-BZ**—B.Q.—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens, Alt. 1599-59, re—proposed extension encroaches into the required setback, residence use, G-1 area district, and area coverage is contrary to Zoning Resolution.

**884-59-A**—B.Q.—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens, Alt. 1599-59, re—Class III Construction, public use.

**885-59-BZ**—B.Q.—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens, N.B. 4351-59, re—proposed demolition, reconstruction and extension of use of an existing service station to gasoline service station, lubritorium, minor auto repairs, car washing, etc., local retail use district and extending into residence use district, proposed ground signs, retail use district, and proposed business entrances (curb cuts) within 75 feet of a residence use district.

**886-59-BZ**—B.Q.—62-11 to 62-19 (62-17 official) Rockaway Beach Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens, N.B. 4355-59, re—proposed demolition, reconstruction, and extension of an existing gasoline service station, to gasoline service station, lubritorium, minor auto repairs, car washing, etc., and proposed ground sign, business use district.

**887-59-BZ**—B.Q.—112-45 to 112-57 (112-47 official) Northern Boulevard and 112-70 to 112-78 Astoria Boulevard, north west corner, Block 1707, Lot 19, Corona, Borough of Queens, N.B. 4360-59, re—proposed demolition, reconstruction and extension of an existing office, greasing and sale of gasoline to gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles, and proposed ground sign, business use district.

**888-59-BZ**—B.Q.—71-01 to 71-19 (71-05 official) Myrtle Avenue and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens, Alt. 2501-59, re—proposed alteration to existing office, lubritory for gas station, auto laundry and metal garage and the extension of use to include gasoline service station, minor auto repairs

(hand tools only), car washing, parking and storage of motor vehicles, etc., and proposed ground signs, retail use district.

**889-59-BZ**—B.B.—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn, Alt. 3388-59, re—proposed business use within a residence use district.

**890-59-BZ**—B.Q.—78-14 Langdale Street and 78-15 271st Street, northeast corner, Block 8688, Lot 38, Bellrose, Borough of Queens, N.B. 4581-59, re—proposed setback from streetline in a G-1 area, residence use district is contrary to Zoning Resolution.

**891-59-SA**—Watson Elevator Co., Inc., Car Door or Gate Contact, manufactured by Watson Elevator Co., Appliance.

**892-59-SA**—Schmidt (Sahara) Clothes Dryer, Model DCM-330 Coin Metered or Timer Controlled (Gas-heated Commercial Type Clothes Dryer), manufactured by Schmidt Manufacturing Co., Appliance.

**893-59-SM**—Bonny Maid Homogeneous Vinyl Tile and Bonny Maid Vinyl Asbestos Tile (flooring), manufactured by Bonafide Mills, Inc., Material.

**894-59-SA**—Norge—Commercial Horizontal Washer, Model No. SSDL-1 (washing machine for use in self-service laundries), manufactured by Norge Div. Borg-Warner Corp., Appliance.

**895-59-SA**—Amesteam Generator, Oil-Gas Combination, Model Nos. AA-154 to AA-6004 (to supply steam and hot water for industry and commerce), manufactured by Ames Iron Works, Inc., Appliance.

**896-59-SA**—Amesteam Generator, Gas Fired, Model Nos. AA-154 to AA-6004 (to supply steam and hot water for industry and commerce), manufactured by Ames Iron Works, Inc., Appliance.

**897-59-SA**—Despatch Electrically Heated Ovens, Model No. S-200 for curing silicone rubber, manufactured by Despatch Oven Company, Appliance.

**898-59-BZ**—B.B.—2502-2508 Coney Island Avenue (rear building), west side, 100.36 feet south of Avenue V, Block 7159, Lot 120, Borough of Brooklyn, N.B. 1374-59, re—proposed building to be used for storage of plastering equipment, plastering materials and storage of five owner's trucks, in residence portion of plot; provide proper rear yard for building in residence use "D" area district; proposed structure exceeds the permitted area coverage in a "D" area district; and facilities available for parking and storage of trucks exceed five, business and residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.



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## RULES

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| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                                              | Aug. 3, 1937—Vol. 22, No. 31   |
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| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
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| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
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| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ..                                                                | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems ..                               | Feb. 11, 1947—Vol. 32, No. 6   |
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| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Mar. 4, 1958.                  |
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| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                 | Sept. 3, 1946—Vol. 31, No. 36  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JANUARY 12, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 12, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 715-59-BZ

APPLICANT—Samuel Rosenblum, for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the erection of a seventeen (17) story Class A multiple dwelling which exceeds the permitted height

as an extension to an existing seventeen (17) story multiple dwelling on the abutting Lot 20.

PREMISES AFFECTED—123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

Laid over from December 22, 1959, to January 12, 1960, for hearing at request of objector, applicant concurring.

### 716-59-A

APPLICANT—Samuel Rosenblum, for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 26, (2, and 10) 102 (3) and 103 (2) re—height, bulk, egress, and storage spaces.

PREMISES AFFECTED—123-129 Greenwich Avenue, and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

### 584-59-BZ

APPLICANT—Frederick A. Ketcher, for Convan Garage Corporation, owner; National Biscuit Company, lessee.

SUBJECT—Application September 2, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a manufacturing and residence use district, to continue the present uses of garage, in the cellar and first floor of an existing cellar and one-story building with the additional uses of warehouse, loading berth, and offices in the cellar and motor vehicle repair shop on the first floor with openings within 75 feet of a residence use district.

PREMISES AFFECTED—460-462 West 129th Street, south side, 114 feet west of Convent Avenue, and 449-461 West 128th Street, Block 1968, Lot 16, Borough of Manhattan.

### 426-51-BZ—Vol. II

APPLICANT—Charles A. Buckley, Jr. for Level Realty Corporation, owner; Alexander's Department Store, Lessee.

SUBJECT—Application reopened September 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence, retail and retail-1 use district, the elimination of a horizontal means of egress on the mezzanine level for egress from the cellar to Grand Concourse and provide egress to Creston Avenue through the passageway of Lot 22 in Block 3167.

PREMISES AFFECTED—2501 to 2515 Grand Concourse, northeast corner, Fordham Road and Creston Avenue, 2508 to 2514 Creston Avenue, Block 3167, Lot 1, Borough of The Bronx.

### 546-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Astoria Holding Corporation, owner.

SUBJECT—Application August 17, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, store, storage room and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1001-1013 East 69th Street, and 6901-6917 Avenue K, northeast corner and 2063-2067 Ralph Avenue, Block 8339, Lot 1, Borough of Brooklyn.

### 538-59-BZ

APPLICANT—Haus and Bresin, for Ralph Di Domenico, owner.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—163-10 Cross Bay Boulevard,



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and 92-12 163rd Avenue, south west corner, Block 14076, Lots 55, 115, Howard Beach, Borough of Queens.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

## 496-59-BZ

APPLICANT—Reginald S. Hardy, for H. C. Bohack Company Incorporated, owner.

SUBJECT—Application July 24, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building, for use as a super-market and stores extending from the residence district into the retail district with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

## 497-59-A

APPLICANT—Reginald S. Hardy, for H. C. Bohack Company, Incorporated, owner.

SUBJECT—Application July 24, 1959—Class 3 Construction, Area excessive.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

## 469-41-BZ—Vol. II

APPLICANT—Albert Melniker, for Frank L. Grennie, owner (under contract to purchase: Isle Fuel Oil Service Co.)

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## 254-59-A

APPLICANT—Albert Melniker for Frank L. Grennie, owner.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35 General City Law—re curb cuts in bed of mapped street.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## 180-59-BZ

APPLICANT—John E. Paggioli, for Nunziata Carannante, owner.

SUBJECT—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles

awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

## 239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler, for Abraham Winick, owner.

SUBJECT—Application reopened October 14, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories with show window within 75 feet of residence use district.

PREMISES AFFECTED—1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

Laid over from December 15, 1959, to January 12, 1960, for continued hearing.

## 576-37-BZ—Vol. II

APPLICANT—B. J. Denihan, Inc. and Deborah E. Dumont, owners; B. J. Denihan, Inc. and Shamrock Cleaners, Inc., lessees.

SUBJECT—Application reopened December 8, 1959 and restored to docket by order of the Court—decision of the Borough Superintendent; previously granted on condition, under Sections 7a, 7c and 21 of the Zoning Resolution, permitting in a residence use district, the change of use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 149, Lots 10-13 inclusive, Borough of Manhattan.

## 925-47-BZ

APPLICANT—Gabriel Nathan, for Josephine Arteca, owner.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired September 17, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—168-09 Baisley Boulevard, north side, 186 feet west of Long Island Railroad, Block 12383, Lot 170, Block 12384, Lots 7 and 9, Block 12385, Lot 68, Jamaica, Borough of Queens.

## 537-48-BZ

APPLICANT—Charles L. Koester, for Carmen Tomeo, owner.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired May 24, 1959—decision of the Borough Superintendent, previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district the extension of existing gasoline station to include motor vehicle repair shop.

PREMISES AFFECTED—133-16 101st Avenue, southwest corner of 134th Street, Block 9501, Lots 7 and 8, Richmond Hill, Borough of Queens.

## 662-53-BZ

APPLICANT—Lama, Proskauer and Prober, for Charles H. Hunsdorfer, owner; Socony-Vacuum Oil Co., lessee.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district the reconstruction and extension of existing gasoline



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service station, to include lubritorium, car wash, motor vehicle repairs, store, utility room and office, and permitting the parking and storage of motor vehicles.

**PREMISES AFFECTED**—1228-1242 Forest Avenue and 441 Jewett Avenue, southeast corner, Block 354, Lot 32, West Brighton, Borough of Richmond.

## 676-51-BZ—Vol. IV

**APPLICANT**—Samuel Carr for, Rosenberg Associates, owner.

**SUBJECT**—Application reopened June 9, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7e, 7i and 21 of the Zoning Resolution, to permit on a plot partly in local retail and partly in residence use district the erection and maintenance of a gasoline service station, automobile showroom, office, lubritorium, auto washing, non-automatic, sales and storage of accessories, parking of cars awaiting service and minor auto repairs with hand tools only and auto safety inspection station, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

Laid over from December 1, 1959, for hearing, to December 22, 1959, at the request of objectors; applicant to obtain new objection from the Building Department; then to January 12, 1960, for inspection and decision.

## 190-59-BZ

**APPLICANT**—John L. Crisona, for Matilda and Philip Edwards, owner; Sutton American Corporation, lessee.

**SUBJECT**—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change in use of banquet hall and banquet in basement and 1st floor to a T.V. studio and offices, for a stated term of years.

**PREMISES AFFECTED**—324-334 East 56th Street, south side, 232 feet west of 1st Avenue, Block 1348, Lot 36, Borough of Manhattan.

**Hearing closed**—Laid over from December 1, 1959 for hearing to December 22, 1959, applicant to send out legal notices; then to January 12, 1960, for inspection and decision.

## 412-59-BZ

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repair and parking awaiting service with signs and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

**Hearing closed**—Laid over to December 22, 1959 for hearing at the request of an objector; no further request for adjournment to be entertained; then, to January 12, 1960, for inspection and decision.

## 413-59-A

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—Class 3 Construction.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, north west corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

## 515-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Joseph Steinberg, owner.

**SUBJECT**—Application August 3, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning

Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, storage room, office and sales, parking of cars awaiting service and ground sign, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—117-03 to 117-11 (117-07, official) New York Boulevard and 163-02 to 163-10 Foch Boulevard, southeast corner, Block 12354, Lots 25, 27, and 29, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 107-34-BZ—Vol. III

**APPLICANT**—Charles M. Spindler, for Shems Realty Corporation, owner.

**SUBJECT**—Application reopened June 30, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, car washing (non-automatic), lubritorium, office and accessory sales, minor repairs with hand tools only, auto safety inspection, parking and storage of motor vehicles and ground sign for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—248-53 to 248-61 Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

**Hearing closed**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 504-59-BZ

**APPLICANT**—Leonard F. Rothkrug, for Theodozja Kos-tiuk, owner.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the maintenance of a one-family dwelling with less than the required set-back from Fillmore Street.

**PREMISES AFFECTED**—164 Fillmore Street, south side, 425.33 feet west of Franklin Avenue, Block 66, Lot 149, West Brighton, Borough of Richmond.

**Hearing closed**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 548-59-BZ

**APPLICANT**—Ingram S. Carner, for Leonard L. Farber Company, Incorporated, owner.

**SUBJECT**—Application August 28, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the parking of employees' and patrons' cars, no fee to be charged, as accessory to supermarket.

**PREMISES AFFECTED**—707 Euclid Avenue, 1286-1302 Dumont Avenue, southeast corner, and 640-642 Pine Street, Block 4461, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 524-56-BZ—Vol. III

**APPLICANT**—Andrew Di Camillo for Joseph Aievoli, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume III—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for more than five (5) motor vehicles to be used in conjunction with a present funeral chapel on lot #46.

**PREMISES AFFECTED**—6410 to 6416 13th Avenue, west side, 50 feet south of 64th Street, Block 5746, Lots 41 and 44, Borough of Brooklyn.

**Hearing closed**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 565-59-BZ

**APPLICANT**—Max Siegel Associates, for Hudson-Charles, Incorporated, owner.



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**SUBJECT**—Application September 2, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the construction of a new accessory building for an existing gasoline service station for conjunctive uses, lubritorium, auto repairs, auto washing, office and salesroom.  
**PREMISES AFFECTED**—538-540 Hudson Street and 107 Charles Street, northeast corner, Block 621, Lot 1, Borough of Manhattan.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 560-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Blue Bird Petroleum Corporation, owner.

**SUBJECT**—Application August 17, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the removal of part of the present garage and erect and maintain a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and the removal of the present restriction imposed by the Board of Standards and Appeals on curb cuts within 50 feet of the adjoining apartment house.

**PREMISES AFFECTED**—1666-1674 St. Johns Place, and 561-569 Ralph Avenue, southeast corner, Block 1473, Lot 9, Borough of Brooklyn.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 436-59-BZ

**APPLICANT**—Burke, Green and Groh, for James A. Kennedy and Michael J. Kennedy, owners.

**SUBJECT**—Application July 1st, 1959—decision of the Borough Superintendent, under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut (business entrance) with 75 feet of a residence use district.

**PREMISES AFFECTED**—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from December 22, 1959 to January 12, 1960 for inspection and decision.

## 645-59-BZ

**APPLICANT**—Elliot Saltzman, for Charmarv Gas Station Incorporated, owner.

**SUBJECT**—Application October 7, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, to increase the area of the present gasoline service station, install three new pumps, two new curb cuts and a post standard and sign.

**PREMISES AFFECTED**—10802-10824 Flatlands Avenue, southeast corner of East 108th Street, Block 8235, Lots 1, 2, and 8, Borough of Brooklyn.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 361-37-BZ—Vol. IV

**APPLICANT**—Burke, Green & Groh, for Stuart A. Weiss and Kenneth M. Weiss, owners.

**SUBJECT**—Application reopened June 30, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only and the continuance of the present parking lot which is a conforming use.

**PREMISES AFFECTED**—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 193-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Vincent Todaro, for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

**SUBJECT**—Application March 25, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the extension of a nursing home occupying more than the permitted area and without the required setback.

**PREMISES AFFECTED**—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 806-56-A—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Vincent Todaro, for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent—re Class 3 construction.

**PREMISES AFFECTED**—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

## 544-59-BZ

**APPLICANT**—Leonard F. Rothkrug, for Bernard Orloff, owner.

**SUBJECT**—Application August 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one-story extension to a retail store using more than the permitted area.

**PREMISES AFFECTED**—1655 Sheepshead Bay Road, east side, 166 feet 10½ inches north of Voorhies Avenue, Block 7462, Lot 54, Borough of Brooklyn.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision.

## 979-55-BZ

**APPLICANT**—Lama, Proskauer and Prober, for M. H. C. Realty Corp., owner.

**SUBJECT**—Application reopened July 21, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

**PREMISES AFFECTED**—206-09 to 206-17 (206-11 official) Hollis Avenue and 109-42 to 109-46 207th Street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

**Hearing closed.**—Laid over from December 8, 1959, to December 22, 1959, for inspection and decision; then to January 12 1960, for further inspection and decision.

## 355-59-BZ

**APPLICANT**—Leonard F. Rothkrug, for Note Realty Corporation, owner.

**SUBJECT**—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of (15) years.

**PREMISES AFFECTED**—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens.



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**Hearing closed.**—Laid over from December 8, 1959, to December 22, 1959, for inspection and decision; then to January 12, 1960, at the request of the applicant.

## 371-59-BZ

**APPLICANT**—John J. Tricarico, for George Gargano, owner.

**SUBJECT**—Application June 9, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, office, accessory sales, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1449 Hylan Boulevard, and 65 Cooper Avenue, northwest corner, Block 3326, Lot 57, Dongan Hills, Borough of Richmond.

**Hearing closed.**—Laid over from November 17, 1959, to December 8, 1959, for inspection and decision; then to December 22, 1959, for decision; to January 12, 1960, for decision; applicant to file additional drawing showing exhaust vent location, etc.; applicant to submit vault and trench drawings and a report from Sanitation Engineer.

MAX H. FOLEY, *Chairman.*

## JANUARY 12, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 12, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 481-59-A

**APPLICANT**—Victor E. Block for Hugo Weinberg, owner.

**SUBJECT**—Appeal filed July 21, 1959 from a decision of the Borough Superintendent, relating to commercial use of a frame building.

**PREMISES AFFECTED**—1852 Jerome Avenue, east side, 45.74 feet north of East 176th Street, Block 2851, Lot 3, Borough of the Bronx.

## 1489-22-A—Vol. II

**APPLICANT**—H. E. Horwood, for 47 Ann Street Corporation, Inc., owners.

**SUBJECT**—Application reopened March 17, 1959 as Volume II—appeal from a decision of the Borough Superintendent re: fire escape as second means of egress.

**PREMISES AFFECTED**—47 Ann Street, north side, 119 feet 7½ inches east of Nassau Street, Block 92, Lot 17, Borough of Manhattan.

## 383-59-A

**APPLICANT**—Aaron Halpern, for Salvatore Mugnano, owner.

**SUBJECT**—Application June 15, 1959—Frame Building.

**PREMISES AFFECTED**—98-11 101st Avenue, north side, 87.50 feet east of 98th Street, Block 9075, Lots 54 and 154, Ozone Park, Borough of Queens.

## 564-59-A

**APPLICANT**—Herman E. Horwood, for Marilyn Anish, owner; Paul Anish d/b as Anish Auto Glass, Lessee.

**SUBJECT**—Application September 2, 1959—Appeal from the Borough Superintendent—re Curb Cuts.

**PREMISES AFFECTED**—1779 First Avenue, and 350 East 92nd Street, southwest corner, Block 1554, Lot 30, Borough of Manhattan.

## 566-48-A—Vol. II

**APPLICANT**—Hurley and Hughes for New York College of Music, owner.

**SUBJECT**—Application reopened June 23, 1959 as Volume

II—appeal from a decision of the Borough Superintendent, re—egress and construction.

**PREMISES AFFECTED**—114-116 East 85th Street, south side, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

## 333-58-A—Vol. II

**APPLICANT**—Philip Freshman for Isaac Baron, owner; Big Apple, Lessee.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re: Egress, opening in the fire wall, and live load.

**PREMISES AFFECTED**—1613 to 1635 East 16th Street, east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

## 651-59-A

**APPLICANT**—H. Herbert Lilien, for Valpark Realty Corporation, owner.

**SUBJECT**—Application October 8, 1959—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartment in cellar.

**PREMISES AFFECTED**—3000 Valentine Avenue, northeast corner of East 201st Street, Block 3307, Lot 1, Borough of The Bronx.

## 755-59-A

**APPLICANT**—Metropolitan Petroleum Corporation, owner; American Mineral Spirits Company, lessee.

**SUBJECT**—Application November 13, 1959—Appeal from an order and a decision of the Fire Commissioner re—Solvent tanks.

**PREMISES AFFECTED**—498 Kingsland Avenue, east side, 237 feet north of Greenpoint Avenue, Block 2517, Lot 14, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

## JANUARY 19, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, January 19, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 603-57-BZ

**APPLICANT**—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

**SUBJECT**—Application August 28, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of subject premises for business purposes (offices).

**PREMISES AFFECTED**—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

**Hearing closed.**—Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; then laid over, from June 3, 1958, date for decision to be set, pending Court decision on Cal. No. 352-57-BZ, involving premises 27 East 37th Street, Manhattan, for a similar use; then set for September 15, 1959; then laid over, date to be set; awaiting a Court ruling on another application in this same area then set for January 19, 1960.

## 604-57-A

**APPLICANT**—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

**SUBJECT**—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

**PREMISES AFFECTED**—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# CALENDAR

JANUARY 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 597-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

PREMISES AFFECTED—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

## 534-59-BZ

APPLICANT—Andrew Di Camillo, for Beatrice Thurer, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

PREMISES AFFECTED—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

## 485-59-BZ

APPLICANT—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

SUBJECT—Application July 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station for the sale of gasoline and oil for marine service only for a stated term of ten (10) years.

PREMISES AFFECTED—565-567 City Island Avenue, east side, 74.77 feet north of Cross Street, Block 5635, Lot 156, Borough of The Bronx.

## 681-59-BZ

APPLICANT—Charles M. Spindler, for Frank Pagano, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension occupying more than the area coverage.

PREMISES AFFECTED—32-61 110th Street, east side, 96.17 feet north of Northern Boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

## 794-59-BZ

APPLICANT—Leonard Lazarus, for Joseph Shapiro and Eric J. Frank, owners.

SUBJECT—Application December 2, 1959—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1½ height district, the erection of a multiple dwelling 10 and 12 stories in height exceeding the height permitted within two miles of a designated airport.

PREMISES AFFECTED—86-45 St. James Avenue, northwest corner of 88th Street, Block 1581, Lots 28, 31, 34, 37, 39 and 42, Elmhurst, Borough of Queens.

## 587-59-BZ

APPLICANT—Arnold Arbeit, for Queens Retail Development Corporation, owner; Alexander's Department Store Incorporated, lessee.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a roof sign on the existing building occupied as a department store.

PREMISES AFFECTED—96-05 Queens Boulevard, northeast corner of Junction Boulevard, Block 2084, Lot 101, Rego Park, Borough of Queens.

## 561-59-BZ

APPLICANT—Patrick D. Concagh, for Patrick Filonio, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking of more than five (5) cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—3221-3225 Boston Road, 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

## 563-59-BZ

APPLICANT—Sol Oberwager, for J. J. A. Holding Corporation, owner.

SUBJECT—Application July 29, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

PREMISES AFFECTED—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan.

## 628-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Kent Towers Incorporated, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for, John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, west side, 94.70 feet north of 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

## 726-59-BZ

APPLICANT—Albert Melniker, for Dorothy and Alexander Dalessio, owners.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Sections 7f, 7e, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—345 Targee Street and 40 Os-



# CALENDAR

good Avenue, southeast corner, Block 635, Lot 9, Borough of Richmond.

## 682-59-BZ

APPLICANT—Charles M. Spindler, for 39-46 Crescent Street Building Corporation, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

PREMISES AFFECTED—72-02 to 72-12 Roosevelt Avenue, (72-02 Roosevelt Avenue official), southeast corner of 72nd Street, Block 1304, Lot 32, Jackson Heights, Borough of Queens.

## 562-59-BZ

APPLICANT—Robert Gottlieb, for Patrick Mahony, owner.

SUBJECT—Application September 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two car accessory garage to the present one family dwelling within the required fifteen (15) foot setback.

PREMISES AFFECTED—360 West 260th Street, south side, 51.54 feet west of Fieldstone Road, Block 3423, Lots 565 and 665, Borough of The Bronx.

## 696-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

## JANUARY 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, January 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 344-57-SA

APPLICANT—Tjernlund Mfg. Company, owner—draft inducer.

## 492-58-SM

APPLICANT—R. E. Ashley, for Bethlehem Steel Co., owner—incombustible roof deck.

## 107-59-SM

APPLICANT—Bethlehem Steel Co., owner—steel joist.

## 155-59-SA

APPLICANT—Philco Corp., owner—washing machine.

## 235-59-SM

APPLICANT—Williamsburg Steel Products, owner—3 hr. fire door.

## 385-59-SM

APPLICANT—Boston Stove Co., owner—domestic gas range and heating.

## 631-59-SM

APPLICANT—American Felt Company, owner—wall covering.

## 440-39-SM

APPLICANT—U. S. Gypsum Company, owner—amendment of resolution, additional built-up roofing.

## 110-50-SM

APPLICANT—U. S. Gypsum Company, owner—amendment of resolution, additional asbestos shingles.

## 377-58-SA

APPLICANT—The Coleman Company, owner—amendment of resolution, additional models gas-fired room heaters.

## 555-59-A

APPLICANT—Herman E. Horwood for Duncan M. Findlay, owner.

SUBJECT—Application August 26, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—83-85 Worth Street, north side, 202.10½ feet west of Broadway, Block 173, Lot 2, Borough of Manhattan.

## 566-59-A

APPLICANT—Arnold W. Lederer for Esther Greenberger, owner.

SUBJECT—Application September 2, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—925 Ralph Avenue, southeast corner of 89th Street, Block 4709, Lot 34, Borough of Brooklyn.

## 575-59-A

APPLICANT—Patrick D. Concagh for Lee Silberstein, owner.

SUBJECT—Application August 28, 1959—Appeal from a decision of the Borough Superintendent—re fire escape.

PREMISES AFFECTED—34 West 17th Street, south side, 496 feet 6 inches west of 5th Avenue, Block 818, Lot 70, Borough of Manhattan.

## 586-59-A

APPLICANT—University Nursing Home, lessee, for 2505 Grand Avenue Corporation, owner.

SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of 190th Street, Block 3214, Lot 60, Borough of The Bronx.

## 623-59-A

APPLICANT—Sidney H. Kitzler, for George Credidio, owner.

SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

## JANUARY 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

## 353-30-SR

Proposed Amendments to the Rules Governing The Use of Equipment For Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials.

MAX H. FOLEY, *Chairman.*



# CORRECTIONS

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on July 24, 1959, as they appeared in Bulletin Nos. 30-35, Vol. 44, hereby corrected to read as follows:

### 192-59-BZ

APPLICANT—Morton S. Cahn, for Amedeo Ilaria, owner.  
SUBJECT—Application March 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type only.

PREMISES AFFECTED—31 Carlton Avenue, east side, 242 feet 1 inch north of Park Avenue, Block 2031, Lot 12, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 21, 1959 after due notice by publication in the Bulletin; laid over to July 24, 1959; and

WHEREAS, the decision of the Borough Superintendent,

dated March 25, 1959 acting on Alt. Applic. No. 717-59, reads:

"1. Parking Lot for parking and storage of more than five cars in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7h to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type only, *for a term of five years on condition* that the work be done in accordance with drawings filed with this application marked "Received March 27, 1959", 2 sheets, and "June 23, 1959", one sheet; that the plot shall be paved with gravel or cinders and treated with a binder and properly rolled and graded; that in all other respects all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

\* Correction—In the Resolution the following was added "*for a term of five years*" as indicated in italics.

# NOTICE

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority

#### Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....

Name of concern.....

Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

| Regular | Substitute |
|---------|------------|
|---------|------------|

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### WATCHMAN

|       |       |
|-------|-------|
| ..... | ..... |
| ..... | ..... |

#### MALE SEARCHER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### FEMALE SEARCHER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### STREET ALARM BOX RUNNER

|       |       |
|-------|-------|
| ..... | ..... |
|-------|-------|

#### FIRE BRIGADE

|       |       |
|-------|-------|
| ..... | ..... |
| ..... | ..... |
| ..... | ..... |

#### EXIT GUARDS

|           |       |
|-----------|-------|
| Exit..... | ..... |
| " .....   | ..... |
| " .....   | ..... |
| " .....   | ..... |
| " .....   | ..... |

#### Squad Monitors

|                  |       |
|------------------|-------|
| Squad No. 1..... | ..... |
| " " 2.....       | ..... |
| " " 3.....       | ..... |
| " " 4.....       | ..... |
| " " 5.....       | ..... |
| " " 6.....       | ..... |

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm.



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## RULES

There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR

TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



JAN 28 1960

# BULLETIN

OF THE

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CITY OF NEW YORK

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### DIRECTORY

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### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed up to January 5, 1960*

*Cal. No. Dept. Premises*

**899-59-A**—B.Q.—23-57 122nd Street, northeast corner 25th Avenue, Block 4226, Lot 1, College Point, Borough of Queens, B.N. 1895-59, re—frame construction, use of third floor living quarters, multiple dwelling.

**900-59-BZ**—B.B.—217 Reid Avenue and 698-704 Jefferson Avenue, southeast corner, Block 1637, Lot 11, Borough of Brooklyn, Alt. 3253-59, re—funeral establishment, proposed chapel, office and reception room, embalming room, storage and a 3 car garage, local retail use district.

**901-59-BZ**—B.Bx.—1330 University Avenue, east side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of the Bronx, Alt. 1223-59, re—parking and storage of passenger motor vehicles, residence use district.

**902-59-BZ**—B.Bx.—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lot 120 and 122, Borough of the Bronx, Alt. 1222-59, re—proposed parking and storage of passenger motor vehicles, residence use district.

**903-59-BZ**—B.B.—1584-1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn, N.B. 3080-59, re—proposed retail store portion of building to be occupied as a library and retail stores; proposed required setbacks; and proposed coverage of area within an E-1 area district, residence use district.

**904-59-BZ**—B.Q.—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lot 7 and 10, Corona, Borough of Queens, Alt. 1927-59, re—proposed change of use, retail use district.

**905-59-SA**—NCG Liquid Nitrogen Converter, Model 500 (storage of liquid and dispensing of gaseous nitrogen), manufactured by National Cylinder Gas, Division of Chemetron Corporation, Appliance.

**906-59-BZ**—B.Q.—242-01 N. Conduit Avenue, northeast corner 242nd Street, Block 13257, Lot 10, Rosedale, Borough of Queens, Alt. 2191-59, re—side yards, subdivision of building and subdivision of lot, residence use district.

**907-59-BZ**—B.R.—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond, N.B. 1382-59, re—proposed radio receiving station located in a residential, "G" use district.

**908-59-BZ**—B.M.—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan, Alt. 1691-59, re—business use in basement, residence use district.

**909-59-A**—Marine & Aviation—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond, letter No. 590792, re—erection of semi-permanent canopy over loading area.

**910-59-BZ**—B.Bx.—227 East Cross Bronx Expressway, northwest corner of Weeks Avenue, Block 2796, Lots 50, 51 and 52, Borough of the Bronx, N.B. 1644-59, re—proposed erection of a food market, residence use district.

**911-59-SA**—American-Standard, Steel Oil Fired Winter Air Conditioner—Upflow and Reverse Flow Type, various models, manufactured by American Radiator & Standard Sanitary Corp., Air Conditioning Division, Appliance.

**912-59-BZ**—B.Q.—152-01 to 152-07 (152-01 official) Rockaway Boulevard and 152-02 to 152-18 Baisley Boulevard, southeast corner, Block 12257, Lots 17 and 27, Jamaica, Borough of Queens, N.B. 4352-59, re—proposed demolition, reconstruction and extension of plot and use of an existing office, lubritorium, gasoline station, etc., to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, etc., and proposed ground sign, business use district.

**913-59-BZ**—B.M.—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan, Alt. 1607-57, re—proposed change of use of existing building, to medical laboratory, etc., residence use district.

**914-59-A**—B.M.—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan, Alt. 1607-57, re—proposed change of use of existing Class 3, 5 story building; provide two-hour stair enclosure; elevator, toilet and closet openings upon stair enclosure.

**915-59-BZ**—B.Q.—59-10 to 59-22 Fresh Pond Road, 61-01 to 61-03 59th Road, northwest corner, and 59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens, N.B. 4359-59, re—proposed demolition, reconstruction and extension of use of an existing gas station, two car garage, grease pits and accessory office to gasoline service station, lubritorium, minor auto repairs, car washing, etc., and proposed ground signs, retail use district.

**916-59-A**—B.Q.—43-24 Cornell Lane, west side, 247.16 feet north of Northern Boulevard, Block 8129, Lot 155, Little Neck, Borough of Queens, N.B. 2084-59, re—proposed erection of a dwelling on a lot which does not have access to a street or highway.

**917-59-BZ**—B.Q.—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens, N.B. 4560-59 and N.B. 4561-59, re—proposed erection of a building to be used for stores, patron parking, storage and offstreet loading, residence use district; proposed building is in an "F" area district, lacks required setback from a mapped street and deprives lot of its required rear yard.

**918-59-A**—B.Q.—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, Whitestone, Borough of Queens, N.B. 4560-59, re—proposed parking and covered walk in the bed of a mapped street.



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**919-59-BZ**—B.Q.—187-17 to 187-25 (187-17 official) Jamaica Avenue and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens, N.B. 4353-59, re—proposed demolition, reconstruction, and extension of use of an existing gasoline station, office, lubricatorium, and auto laundry to gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles, etc., residence use district; proposed ground sign in a retail use district; proposed business entrances (curb cuts) within 75 feet of a residence use district; and provide proper rear yard for building in a retail use “D” area district.

**920-59-A**—F.D.—247-255 West 38th Street, north side, 457 feet 2 $\frac{3}{4}$  inches west of 7th Avenue, Block 788, Lot 19, Borough of Manhattan, decision December 18, 1959, re—elevator operator in readiness.

**921-59-BZ**—B.Q.—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens, N.B. 4358-59, re—proposed demolition, reconstruction and extension of use of an existing gasoline station, lubricatorium, office and laundry, to gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles; and proposed ground signs, business use district.

**922-59-A**—B.M.—4 East 54th Street, south side, 125 feet east of Fifth Avenue, Block 1289, Lot 67, Borough of Manhattan, Alt. 1427-59, re—Class III construction, floor area and stairs.

**923-59-BZ**—B.Q.—235-15 Braddock Avenue and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens, N.B. 4354-59, re—proposed demolition, reconstruction and extension of use of an existing gas station and office to gasoline service station, lubricatorium, minor auto repairs, etc., residence use district; proposed ground sign, retail use district; and proposed curb cuts within 75 feet of a residence use district.

**924-59-BZ**—B.Q.—113-11 to 113-23 (113-21 official) Merrick Boulevard and 171-01 to 171-07 Linden Boulevard northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens, N.B. 3924-59, re—proposed gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, parking and storage of motor vehicles and ground sign, retail use district.

**1-60-SA**—NCG Liquid Nitrogen Transport, Model No. LNT-22 (transport and transfer of liquid nitrogen), manufactured by National Cylinder Gas, Division of Chemestron Corp., Appliance.

**2-60-BZ**—B.Bx.—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of the Bronx, N.B. 1860-59—re—proposed use of building for storage, partly residence use district and partly business use district, and provide proper rear yard.

**3-60-BZ**—B.B. 2331-2333 Strauss Street, east side, 119 feet 9 inches north of East 98th Street, Block 3620, Lot 21, Bor-

ough of Brooklyn, N.B. 3437-59, re—proposed building to be used for auto repair shop, incidental welding (no body work, no paint or spraying) and office, retail use district; area exceeds permitted percentage, “D” area zone.

**4-60-SM**—Retardwell, Admixture for Concrete, manufactured by Johns-Manville Products Corp., Material.

**5-60-BZ**—B.M.—353-57 Second Avenue, east side, 42 feet south of West 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan, Alt. 631-59, re—undertaking establishment, local retail district, and additional loading berth.

**6-60-BZ**—B.Q.—126-09 34th Avenue, north side, 40 feet east of 126th Street, Block 1820, Lots 40 and 1, Corona, Borough of Queens, N.B. 3254-59, re—proposed extension to cover 100% of lot, manufacturing, D area use district.

## *Restored to Docket*

**4-54-A—Vol. III**—B.Q.—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens, Alt. 2121-59, re—extension of use and increase in number of patients.

**3-50-BZ**—B.M.—884-886 Lexington Avenue and 128 East 66th Street, southwest corner, Block 1400, Lot 58, Borough of Manhattan, Amendment to Alt. 1882-49, reopened for consideration of extension of term of variance, re—embalming room in cellar, funeral parlor and offices, etc.—restricted retail use district.

**755-53-BZ**—B.Q.—31-15 Seagirt Avenue and 178 Beach 32nd Street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens, Amendment to Alt. 1138-53, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**224-57-BZ**—B.Q.—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46, Jackson Heights, Borough of Queens, Amendment to N.B. 443-57, reopened for consideration as to extension of time to complete, re—gasoline service station, auto washing, lubrication, offices, minor repairs with hand tools only, etc.—business and residence use district.

**294-57-BZ**—B.Bx.—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx, Amendment to Alt. 243-57, reopened for consideration as to extension of term of variance, re—motor vehicle repair shop doing body and fender work and using acetylene torches—business use district.

**397-54-BZ**—B.M.—309-311 West 46th Street, north side, 145 feet west of 8th Avenue, Block 1037, Lots 125 and 26, Borough of Manhattan, Alt. 781-54, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**600-57-BZ—Vol. II**—B.Q.—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens, N.B. 2760-59, re—gasoline service station, auto washing (non-automatic), lubrication, office,



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sale of auto accessories, minor repairs with hand tools only, parking of cars, etc.—residence use district.

**170-36-BZ—B.Q.**—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens, Alt. 1670-59, re-opened for consideration as to extension of term of variance, re—portion of a plot of ground as an open air parking space for more than five (5) motor vehicles and conversion of occupancy of an existing structure on the plot of three 3-car garages—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Jan. 8, 1957.                  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ...                                                               | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959.                 |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959.                  |
| Smoking in Factories, Rules for..                                                              | April 15, 1958.                |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Mar. 4, 1958.                  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products,

issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**JANUARY 19, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 19, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

### 210-59-BZ

**APPLICANT**—Samuel Carr, for Pericles Mellon, owner.  
**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.  
**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring.

### 374-59-BZ

**APPLICANT**—Robert J. Crinnion, for Bridgemont Associates, owner.  
**SUBJECT**—Application May 26, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story masonry building on the westerly portion of the plot now occupied by a one story building on the easterly portion with a combined area coverage in excess of the permitted coverage.

**PREMISES AFFECTED**—2719 East Tremont Avenue, north side, 138.13 feet east of St. Raymond Avenue and 1435 Williamsbridge Road, south side, 100 feet east of St. Raymond Avenue, Block 4076, Lot 6, Borough of the Bronx.

### 316-59-BZ

**APPLICANT**—Herbert L. Brickman, for Mary Diaz, owner.

**SUBJECT**—Application May 7, 1959—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail food store.

**PREMISES AFFECTED**—460 Quincy Avenue, southeast corner of Dewey Avenue Block 5578, Lot 1 Borough of The Bronx.

### 559-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Kingsdale Gas Station, Incorporated, owner; Ross E. Brown, lessee.  
**SUBJECT**—Application August 12, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing, retail and residence use district and increase in area of the auto repair shop and extend the present uses of the existing gasoline service station to include state auto inspection service and reduce the number of one car garages from 30 to 25 one car garages.

**PREMISES AFFECTED**—281-291 West 230th Street, north side from Tibbett Avenue to Corlear Avenue, 3000-3016 Tibbett Avenue and 3001-3013 Corlear Avenue, Block 3406, Lots 1 and 10, Borough of The Bronx.



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## 539-59-BZ

APPLICANT—Haus and Bresin, for Jacob and Albert Cohan, owners.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area, and without the required rear yard.

PREMISES AFFECTED—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lot 10 and 13, Woodside, Borough of Queens.

## 709-55-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for LMT Realty Corporation, owner; Miles Shoe Store, Lessee.

SUBJECT—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district the reduction in size of a gasoline service station previously granted by the Board and the maintenance of an easement driveway all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1978-2014 Rockaway Parkway, northwest corner of Seaview Avenue, Block 8299, Lots 59 and 68, Borough of Brooklyn.

## 217-59-BZ

APPLICANT—Charles A. Buckley, Jr., for Samuel J. Goldfine, owner.

SUBJECT—Application April 6, 1959—Decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, auto repairs, office and sales, storage room and parking of motor vehicles.

PREMISES AFFECTED—123-23 Merrick Road, north side, 101.83 feet east of Sunbury Road Block 12483, Lot 41, St. Albans Borough of Queens.

## 480-59-BZ

APPLICANT—Carl H. Salminen for Laurence F. Collins and Thomas A. J. Collins, owners.

SUBJECT—Application July 20 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a building for the manufacturing of sheet metal products, offices, loading and unloading with less than the required rear yard and parking of employees cars only.

PREMISES AFFECTED—111-15 44th Avenue, north side, 100 feet east of 111th Street, Block 2016, Lots 80, 81, 82, 83 and 84, Corona, Borough of Queens.

## 588-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Antonette, Frank, Michael, and Jenny Giudice, owners.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

PREMISES AFFECTED—387-403 Lefferts Avenue, and 506-512 New York Avenue, northwest corner, Block 1321, Lot 40, 41, and 44, Borough of Brooklyn.

## 434-59-BZ

APPLICANT—Henry Nordheim, for James Petrillo, owner.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1164-1168 Wheeler Avenue, east side, 100 feet south of Westchester Avenue, Block 3739, Lot 34, Borough of the Bronx.

## 522-48-BZ—Vol. II

APPLICANT—Aaron Halpern for Frank Primeggia, owner; Queens Petroleum Co., Inc., lessee.

SUBJECT—Application reopened March 31, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the premises from store and dwelling to store, office, dwelling and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## 437-59-BZ

APPLICANT—Albert Melniker, for Maxwell and Bertha Goldberg, owners.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, car wash, non-automatic, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2121 Hylan Boulevard and 292 Lincoln Avenue, southwest corner, Block 3614, Lot 1, Grant City, Borough of Richmond.

## 494-59-BZ

APPLICANT—Carl H. Salminen, for Vincent Brancato, owner.

SUBJECT—Application July 22, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, to legalize a present one story masonry building and erect a one story extension to be used as office, hardware store, storage of fencing materials, loading and unloading and parking and storage of three (3) trucks on the unbuilt upon portion of the site.

PREMISES AFFECTED—157-11 Linden Boulevard, and 148-44 158th Street, Northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

## 207-44-BZ

APPLICANT—Lama, Proskauer and Prober, for Sadie Singer, owner.

SUBJECT—Application reopened December 22, 1959 for consideration as to extension of term of variance, expired October 26, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of a building legally occupied as a private garage for five (5) motor trucks to a junk shop.

PREMISES AFFECTED—113 Kingsland Avenue, west side, 25 feet south of Herbert Street, Block 2833, Lot 8, Borough of Brooklyn.

## 273-54-BZ

APPLICANT—Theodore L. Soontup, for Louis Bronxon, owner.

SUBJECT—Application reopened December 22, 1959 for consideration as to extension of term of variance, expired December 14, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence, business and manufacturing use district, the parking and storage of motor vehicles for a term of five (5) years.

PREMISES AFFECTED—90-25 144th Place, Vanderbilt Avenue, east side, 134.6 feet south of Jamaica Avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.



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## 603-57-BZ

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

Hearing closed.—Laid over from April 29, 1958, to June 3, 1958, for inspection and decision; then laid over, from June 3, 1958, date for decision to be set, pending Court decision on Cal. No. 352-57-BZ, involving premises 27 East 37th Street, Manhattan, for a similar use; then set for September 15, 1959; then laid over, date to be set; awaiting a Court ruling on another application in this same area then set for January 19, 1960.

## 604-57-A

APPLICANT—Patrick D. Concagh, for James V. Spadea, owner (Theodore R. Sills and Co., lessee).

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 590-59-BZ

APPLICANT—Larry Meltzer, for Clara Flapan, owner.

SUBJECT—Application September 16, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story structure for use as retail stores and occupying more than the permitted area coverage and less than the required rear yard.

PREMISES AFFECTED—3715-3741 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 926-57-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Robin Associates and MLM Realty Corporation, owners.

SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i, of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18 South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 150-50-BZ—Vol. II

APPLICANT—Henry Nordheim for Rubenstein & Tutanauer, owner.

SUBJECT—Application reopened May 12, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium and office.

PREMISES AFFECTED—2743 East Tremont Avenue and 1415 Williamsbridge Road, north junction, Block 4076, Lots 1 and 2, Borough of The Bronx.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 479-59-BZ

APPLICANT—Carl H. Salminen for, Arthur Solomon, owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one story extension to the present dwelling which encroaches upon the required rear yard.

PREMISES AFFECTED—58-35 203rd Street eastside, 209.20 feet north of Horace Harding Expressway, Block 7454, Lot 50, Bayside, Borough of Queens.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 473-59-BZ

APPLICANT—Herman E. Horwood for Alicino Realty Corporation, owner.

SUBJECT—Application July 17, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the parking and storage (non-transient) of more than five (5) motor vehicles on the unused portion of the lot and in the 2 car and 3 car metal garages.

PREMISES AFFECTED—2282-2288 Aqueduct Avenue and 62-70 Evelyn Place, southeast corner, Block 3209, Lots 5, 7 and 8, Borough of The Bronx.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 933-54-BZ—Vol. II

APPLICANT—Albert W. Butt, Jr., for Hensey Properties, Inc., owner; Syska & Hennessy, Inc., lessee.

SUBJECT—Application reopened May 19, 1959 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the third floor of 144 East 39th Street from two apartments to office space and the upper three floors of 146 East 39th Street from six apartments to engineering offices on the third floor, ladies rest room, engineering library and private executives dining room on the fourth floor, and engineering offices in the front portion and superintendent's apartment in the rear portion of the fifth floor.

PREMISES AFFECTED—144 East 39th Street, south side, 200 feet west of 3rd Avenue and 146 East 39th Street, southside, 175 feet west of 3rd Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 347-59-A

APPLICANT—Albert W. Butt, Jr., for Hensey Properties, Inc., owner; Syska & Hennessy, Inc., lessee.

SUBJECT—Application May 19, 1959—appeal from a decision of the Borough Superintendent re: Class 3 construction—re stairways, live load.

PREMISES AFFECTED—144 East 39th Street and 146 East 39th Street, southside, 200 feet west of Third Avenue, 175 feet west of Third Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

## 658-55-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for, 1982 Bergen Realty Corporation, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of use of a factory for storage, dyeing and treatment of cashmere, nylon, materials and synthetic fibers previously granted by the Board all for a temporary term of ten (10) years.



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**PREMISES AFFECTED**—1980 to 1992 Bergen Street, southside, 350 feet west of Hopkinson Avenue, Block 1453, Lots 25, 26, 29 and 30, Borough of Brooklyn.

**Hearing closed**—Laid over from January 5, 1960, to January 19, 1960, for inspection and decision.

## 323-58-BZ—Vol. II

**APPLICANT**—Charles M. Spindler for, 9201 Third Avenue Corp., owner.

**SUBJECT**—Application reopened June 30, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7i 7A(d) and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a gasoline service station, lubricatorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and safety inspection station with show window and sign within 75 feet of a residence use district and without the required rear yard.

**PREMISES AFFECTED**—9201 to 9213 Third Avenue and 302 to 314 92nd Street, southeast corner, Block 6130, Lots 5, 7, 8, and 9, Borough of Brooklyn.

**Hearing closed**—Laid over from December 8, 1959, for hearing to December 15, 1959, at the request of the objectors; then to January 5, 1960 for inspection and decision; then to January 19, 1960, at request of applicant.

## 708-56-BZ—Vol. II

**APPLICANT**—George H. Colin for, Charles M. Krebs and W. H. N. Realty Corporation, owners; Cities Service Oil Company, Contract Vendee.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the proposed gasoline service station, lubricatorium, car washing, minor auto repairs, store, storage and parking and storage of motor vehicles to include part of the adjoining Lot 19 in Block 13623.

**PREMISES AFFECTED**—248-02 to 248-10 Sunrise Highway and 139-11 to 139-19 Hook Creek Boulevard, southeast corner, Block 13623, Lot 3 and part of 19, Rosedale, Borough of Queens.

**Hearing closed**—Laid over from December 15, 1959, to January 5, 1960, for inspection and decision; then to January 19, 1960, for reinspection and decision.

## 939-57-BZ

**APPLICANT**—George H. Colin, for Charles Krebs, owner; Solomon Schneider, lessee.

**SUBJECT**—Application reopened October 27, 1959 for consideration of amendment of resolution—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the continuance of an existing one story building for use as a diner, that encroaches on the required rear yard.

**PREMISES AFFECTED**—248-18 Sunrise Highway, south side, 89.22 and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

**Hearing closed**—Laid over from December 15, 1959, to January 5, 1960, for inspection and decision in conjunction With Cal. No. 708-56-BZ—Vol. III; then to January 19, 1960, for reinspection and decision.

MAX H. FOLEY, *Chairman.*

JANUARY 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 560-46-A—Vol. III

**APPLICANT**—Joseph Lau and Noah Sherman for the

Estate of Morris B. Baer, owner; E. S. Coffee Shops, Incorporated, Lessee.

**SUBJECT**—Application reopened September 29th, 1959 as Volume III—Appeal from a decision of the Borough Superintendent, re—class 3 construction.

**PREMISES AFFECTED**—754 to 756 Seventh Avenue, west side, 41 feet 6 inches south of West 50th Street, Block 1021, Lot 34, Borough of Manhattan.

## 229-36-A—Vol. II

**APPLICANT**—Otto J. & Warren A. Sambach for, Metrovar Inc. owner.

**SUBJECT**—Application reopened November 10, 1959—appeal from an order and a decision of the Fire Commissioner—re—Telegraphic Communication.

**PREMISES AFFECTED**—1148 Metropolitan Avenue, southwest corner of Varick Avenue, Block 2943, Lot 10, Borough of Brooklyn.

## 610-59-A

**APPLICANT**—Albert E. Schaefer, for Nourollah Farhardi, owner.

**SUBJECT**—Application September 25, 1959—Appeal from a decision of the Borough Superintendent re—class 3 Construction, commercial use.

**PREMISES AFFECTED**—920 Third Avenue, west side, 75 feet 5 inches north of East 55th Street, Block 1310, Lot 36, Borough of Manhattan.

## 672-59-A

**APPLICANT**—Charles M. Spindler, for Sun Oil Company, owner.

**SUBJECT**—Application October 21, 1959—Appeal from a decision of The Fire Commissioner re—gasoline tanks.

**PREMISES AFFECTED**—5610-5644 Avenue U, southside, foot of Pearson Street, Block 8470, Lot 130, Borough of Brooklyn.

## 534-18-A—Vol. II

**APPLICANT**—Irving Kudroff for Fourems Incorporated, owner.

**SUBJECT**—Application reopened October 20, 1959, as Volume II—Appeal from a decision of the Borough Superintendent, re—egress.

**PREMISES AFFECTED**—78 Fifth Avenue, west side, 73 feet 1½ inches south of West 14th Street, Block 577, Lot 41, Borough of Manhattan.

## 331-59-A

**APPLICANT**—Dominick Salvati and Son, for Cotillion Terrace Incorporated, owner.

**SUBJECT**—Application May 15, 1959—Appeal from a decision of the Borough Superintendent—re: Marquee.

**PREMISES AFFECTED**—7307 to 7321 18th Avenue, northeast corner of 74th Street, Block 6205, Lot 1, Borough of Brooklyn.

## 334-59-A

**APPLICANT**—Dominick Salvati and Son, for Hollywood Terrace, Incorporated, owner.

**SUBJECT**—Application May 18, 1959—Appeal from a decision of the Borough Superintendent—re: Marquee.

**PREMISES AFFECTED**—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6247, Lot 60, Borough of Brooklyn.

## 345-59-A

**APPLICANT**—Dominick Salvati and Son, for Charles T. Stanback, owner.

**SUBJECT**—Application May 21, 1959—Appeal from a decision of the Borough Superintendent—re: Frame building, public use.

**PREMISES AFFECTED**—273 Tompkins Avenue, east



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side, 75 feet north of Lexington Avenue, Block 1800, Lot 4, 1st floor, Borough of Brooklyn.

## 482-59-A

APPLICANT—Aron Manor Nursing Home, Aron Maged, owner.

SUBJECT—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re sprinkler system.

PREMISES AFFECTED—42-44 West 74th Street, south side, 225 feet east of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

## 744-59-A

APPLICANT—Ruth Romanow, owner.

SUBJECT—Application November 13, 1959—Appeal from a decision of the Borough Superintendent—re alteration to existing Multiple Dwelling—to legalize rearrangement of apartments.

PREMISES AFFECTED—245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21 $\frac{3}{4}$ , Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

## FEBRUARY 2, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 2, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 89-59-BZ

APPLICANT—Burke, Green & Groh for Nicholas Desciolo, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

PREMISES AFFECTED—235-33 147th Drive, north side, 147.49 west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

Hearing closed—Laid over from January 5, 1960, to February 2, 1960, for hearing at request of applicant.

## 708-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatorium, car washing, minor auto repairs, storage room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—7021 to 7031 Bay Parkway and 1401 to 1405 West 11th Street southeast corner and 9 to 19 Avenue O, Block 6574, Lot 1, Borough of Brooklyn.

## 527-59-BZ

APPLICANT—Henry George Greene, for Kliegl Realty Corporation, owner.

SUBJECT—Application August 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit, in a retail use district, in a present building used for manufacturing, an area in excess of that permitted for manufacturing.

PREMISES AFFECTED—321-325 West 50th Street, north side, 252 feet 6 inches west of 8th Avenue, Block 1041, Lot 21, Borough of Manhattan.

## 316-58-BZ

APPLICANT—Aaron Halpern, for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

## 317-58-A

APPLICANT—Aaron Halpern, for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—Appeal from a decision of the Borough Superintendent, re change in use of frame building factory to warehouse, re live load, etc.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

## 661-59-BZ

APPLICANT—Patrick D. Concagh, for Edward and Milagros Abril Lamarque, owners.

SUBJECT—Application October 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of the existing four story residential building to offices on the first and second floors, and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—233 East 35th Street, north side, 220.5 feet west of 2nd Avenue, Block 916, Lot 21, Borough of Manhattan.

## 191-29-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Gussie Furst, owner; Marks Petroleum Products Corp., lessee.

SUBJECT—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only.

PREMISES AFFECTED—1656-1664 St. Marks Avenue, southwest corner of Eastern Parkway, Block 1460, Lot 32, Borough of Brooklyn.

## 50-59-BZ

APPLICANT—Dominick Salvati and Son for Beachland Amusement Company, owner.

SUBJECT—Application January 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail district, the erection of an amusement center.

PREMISES AFFECTED—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond.

## 719-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continue the present uses of gasoline service station, lubricatorium, sale of auto accessories and extend the uses to include carwashing, minor auto repairs and parking and storage of motor vehicles.

PREMISES AFFECTED—6501-6505 Bay Parkway and 2202-2212 65th Street, southeast corner, Block 6578, Lot 3, Borough of Brooklyn.

## 602-59-BZ

APPLICANT—John F. Fitzsimons, for Marin Realty Corporation, owner.

SUBJECT—Application September 22, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height dis-



# CALENDAR

trict, the construction of a six story multiple dwelling of 48 families to a height in excess of that permitted within two miles of a designated airport, La Guardia Field.

**PREMISES AFFECTED**—142-27 Barclay Avenue, north side, 204.26 feet west of Bowne Street, Block 5046, Lot 37, Flushing, Borough of Queens.

## 462-59-BZ

**APPLICANT**—Morris and Florence Hagel, owners.

**SUBJECT**—Applicant July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to three family dwelling.

**PREMISES AFFECTED**—3359 Fenton Avenue, westside, 219.28 feet south of Boston Road, Block 4737, Lot 13, Borough of The Bronx.

## 533-59-BZ

**APPLICANT**—Andrew Di Camillo, for Vincent Savino, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the construction of a vestibule and open terrace within the required 15 foot setback.

**PREMISES AFFECTED**—121 87th Street, northside, 155 feet  $\frac{1}{8}$  inch east of Colonial Road, Block 6042, Lot 69, Borough of Brooklyn.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson, for Barnett Maller, owner.

**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

## 557-32-BZ—Vol. II

**APPLICANT**—Ervin Palmer, for Jack Garfield, owner.

**SUBJECT**—Application reopened January 20, 1959, as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type.

**PREMISES AFFECTED**—208 East 12th Street, south side, 150 feet east of Third Avenue, Block 467, Lot 13, Borough of Manhattan.

## 767-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing and shipping, store and office to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees and patrons cars for a stated term of twenty (20) years.

**PREMISES AFFECTED**—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## 768-59-A

**APPLICANT**—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

**SUBJECT**—Application November 18, 1959—Appeal from a decision of the Borough Superintendent re—egress.

**PREMISES AFFECTED**—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## 419-59-BZ

**APPLICANT**—Dominick Salvati and Son, for Michael Rizzo, owner.

**SUBJECT**—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in an E-1 area district an open patio (now built) on an existing terrace both encroaching over the building line.

**PREMISES AFFECTED**—4703 Bay Parkway, north side, 38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## 1049-47-BZ—Vol. II

**APPLICANT**—Joseph Krendel, for Pelran Realty Corp., owner.

**SUBJECT**—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story building occupying more than the permitted area and occupied by stores, restaurant and catering and club rooms on first and second floors, with accessory parking of motor vehicles on the open area of the plot.

**PREMISES AFFECTED**—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx.

## 170-36-BZ

**APPLICANT**—Kathe Kessler, owner.

**SUBJECT**—Application reopened January 5, 1960, for consideration as to extension of term of variance, expires January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than five (5) motor vehicles and also the conversion of occupancy of an existing structure on the plot of three 3-car garages.

**PREMISES AFFECTED**—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

## 3-50-BZ

**APPLICANT**—James E. McLarney & Son, Inc., owner.

**SUBJECT**—Application reopened January 5, 1960 for consideration as to extension of term of variance, expires March 21, 1970—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a restricted retail use district, the change in occupancy from storage and boiler room in cellar, 1st floor, stores and 2nd floor, offices, to storage, boiler room, embalming room in cellar, funeral parlor and offices on 1st floor and funeral parlor on 2nd floor.

**PREMISES AFFECTED**—884-886 Lexington Avenue and 128 East 66th Street, southwest corner, Block 1400, Lot 58, Borough of Manhattan.

## 755-53-BZ

**APPLICANT**—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

**SUBJECT**—Application reopened January 5, 1960 for consideration as to extension of term of variance, expired April 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—31-15 Seagirt Avenue and 178



# CALENDAR

Beach 32nd Street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens.

## 397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West 46th Street Corp., owner.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expired November 9, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the demolition of existing building and permitting vacant plot to be used for the parking and storage of motor vehicles.

PREMISES AFFECTED—309-311 West 46th Street, north side, 145 feet west of 8th Avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

## 224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of time to complete, expired July 8, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for a stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46, Jackson Heights, Borough of Queens.

## 294-57-BZ

APPLICANT—Frank Negron, owner; Domingo Leon, lessee.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expires February 18, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

## 203-57-BZ—Vol. II

APPLICANT—Victor E. Block, for Inter County Associates, Incorporated, owner.

SUBJECT—Application reopened November 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of two, two story class C multiple dwellings of 29 families.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204.2 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

Hearing closed.—Laid over from November 17, 1959, to December 1, 1959, for inspection and decision; then to January 5, 1960, for decision at the request of applicant to file revised plans; then to February 2, 1960, for applicant to file revised plans.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 2, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 2, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 413-58-SM

APPLICANT—Mundet Cork Corporation, owner—low temperature insulation.

## 513-58-SM

APPLICANT—United Cork Companies, owner—low temperature insulation.

## 512-58-SM

APPLICANT—Plasti-Foam Corporation, owner—low temperature insulation.

## 546-58-SM

APPLICANT—Dyfoam Corporation, owner—low temperature insulation.

## 321-59-SA

APPLICANT—ADT Company, Inc., owner—smoke detector, ventilation ducts.

## 817-59-SA

APPLICANT—George D. Rope, owner—cooking and heating gas range.

## 569-38-SM

APPLICANT—Laclede Steel Company, owner—open web steel joists.

## 535-59-A

APPLICANT—Thomas V. Burke, Borough Superintendent. OWNER OF PREMISES—Miltrose Corp.

SUBJECT—Application August 4, 1959—Revocation of Certificate of Occupancy 50688-59 dated May 28, 1959.

PREMISES AFFECTED—222-226 East 121st Street, south side, 207 feet and 6 inches east of 3rd Avenue, Block 1785, Lot 39, Borough of Manhattan.

## 529-58-A

APPLICANT—Leonard F. Rothkrug, for Janson Properties, Inc., owner; Plywood Finishing Corp., lessee.

SUBJECT—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

PREMISES AFFECTED—121-133 Sutton Street, west side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

## 620-59-A

APPLICANT—Bolnick and Chambers, for Leonard Realty Company, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re Elevator in readiness.

PREMISES AFFECTED—580-582 Broadway, east side, 126 feet north of Prince Street, and 112-114 Crosby Street, Block 611, Lot 6, Borough of Manhattan.

## 621-59-A

APPLICANT—Bolnick and Chambers, for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—584-586 Broadway, east side, 177 feet north of Prince Street, and 116-18 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

## 622-59-A

APPLICANT—Bolnick and Chambers, for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—588-590 Broadway, east side, 228 feet north of Prince Street, and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JANUARY 5, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, December 15, 1959 and December 22, 1959 were approved as printed in the Bulletins of December 24, 1959 and December 31, 1959, Vol. 44, Nos. 51 and 52.

### 150-50-BZ—Vol. II

APPLICANT—Henry Nordheim for Rubenstein & Tutanauer, owners.

SUBJECT—Application reopened May 12, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium and office.

PREMISES AFFECTED—2743 East Tremont Avenue and 1415 Williamsbridge Road, north junction, Block 4076, Lots 1 and 2, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 933-54-BZ—Vol. II

APPLICANT—Albert W. Butt, Jr. for Hensey Properties, Inc., owners; Syska & Hennessy, Inc., lessee.

SUBJECT—Application reopened May 19, 1959 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the third floor of 144 East 39th Street from two apartments to office space, and the upper three floors of 146 East 39th Street from six apartments to engineering offices on the third floor, ladies rest room, engineering library and private executives dining room on the fourth floor, and engineering offices in the front portion and superintendent's apartment in the rear portion of the fifth floor.

PREMISES AFFECTED—144 East 39th Street, south side, 200 feet west of 3rd Avenue and 146 East 39th Street, south side, 175 feet west of 3rd Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Albert W. Butt, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 347-59-A

APPLICANT—Albert W. Butt, Jr. for Hensey Properties, Inc., owner; Syska & Hennessy, Inc., lessee.

SUBJECT—Application May 19, 1959—appeal from a decision of the Borough Superintendent re: Class 3 construction—re stairways, live load.

PREMISES AFFECTED—144 East 39th Street, south side, 200 feet west of Third Avenue and 146 East 39th Street, 175 feet west of Third Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Albert W. Butt, Jr.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 658-55-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for 1982 Bergen Realty Corporation, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a busi-

ness use district, the extension of use of a factory for storage, dyeing and treatment of cashmere, nylon materials and synthetic fibers, previously granted by the Board, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1980 to 1992 Bergen Street, southside, 350 feet west of Hopkinson Avenue, Block 1453, Lots 25, 26, 29 and 30, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Irwin Barer.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 708-56-BZ—Vol. II

APPLICANT—George H. Colin for Charles M. Krebs and W. H. N. Realty Corporation, owners; Cities Service Oil Company, Contract Vendee.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing gasoline service station, lubritorium, car washing, minor auto repairs, store, storage and parking and storage of motor vehicles to include part of the adjoining Lot 19 in Block 13623.

PREMISES AFFECTED—248-02 to 248-10 Sunrise Highway and 139-11 to 139-19 Hook Creek Boulevard, southeast corner, Block 13623, Lot 3 and part of Lot 19, Rosedale, Borough of Queens.

#### APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.

For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for reinspection and decision; hearing previously closed.

### 203-57-BZ—Vol. II

APPLICANT—Victor E. Block for Inter County Associates, Incorporated, owner.

SUBJECT—Application reopened November 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of two, two story Class C multiple dwellings for 29 families.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204.2 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for applicant to file revised plans; hearing previously closed.

### 926-57-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Robin Associates and MLM Realty Corporation, owners.

SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18 South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens.

#### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Kenneth W. Haslam.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for inspection and decision; hearing closed.



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## 939-57-BZ

APPLICANT—George H. Colin for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application reopened October 27, 1959 for consideration of amendment of resolution—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the continuance of an existing one story building for use as a diner that encroaches on the required rear yard.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

### APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berkery.  
For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for re inspection and decision; hearing previously closed.

## 323-58-BZ—Vol. II

APPLICANT—Charles M. Spindler for 9201 Third Avenue Corp., owner.

SUBJECT—Application reopened June 30, 1959, as Volume 11—decision of the Borough Superintendent, under sections 7f, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and safety inspection station with show window and sign within 75 feet of a residence use district and without the required rear yard.

PREMISES AFFECTED—9201 to 9213 Third Avenue and 302 to 314 92nd Street, southeast corner, Block 6130, Lots 5, 7, 8, and 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.  
For Opposition: John T. Norton.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. at request of applicant; hearing previously closed.

## 89-59-BZ

APPLICANT—Burke Green & Groh for Nicholas Desciolo, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

PREMISES AFFECTED—235-33 147th Drive, north side, 147.49 feet west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.  
For Opposition: Charles F. Murphy.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for hearing at request of applicant.

## 210-59-BZ

APPLICANT—Samuel Carr for Pericles Mellon, owner.

SUBJECT—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess that that permitted within a designated airport.

PREMISES AFFECTED—144-15 32nd Avenue, northeast

corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: S. Carr, Charles M. Spindler and W. J. Dufour.

For Opposition: Max M. Lome.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for hearing at request of objector, applicant concurring.

## 473-59-BZ

APPLICANT—Herman E. Horwood for Alicino Realty Corporation, owner.

SUBJECT—Application July 17, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the parking and storage, non-transient, of more than five (5) motor vehicles on the unused portion of the lot and in the 2 car and 3 car metal garages.

PREMISES AFFECTED—2282-2288 Aqueduct Avenue and 62-70 Evelyn Place, southeast corner, Block 3209, Lots 5, 7 and 8, Borough of the Bronx.

### APPEARANCES—

For Applicant: H. E. Horwood and Philip Alicino.  
For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 479-59-BZ

APPLICANT—Carl H. Salminen for Arthur Solomon, owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one story extension to the present dwelling which encroaches upon the required rear yard.

PREMISES AFFECTED—58-35 203rd Street, eastside, 209.20 feet north of Horace Harding Expressway, Block 7454, Lot 50, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen and Arthur Solomon.  
For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 590-59-BZ

APPLICANT—Larry Meltzer for Clara Flapan, owner.

SUBJECT—Application September 16, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story structure for use as retail stores and occupying more than the permitted area coverage and less than the required rear yard.

PREMISES AFFECTED—3715-3741 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer.  
For Opposition: Raymond J. Ryan.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 521-59-BZ

APPLICANT—Lama Proskauer and Prober for Estate of Robert Martinelli, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, storage room, office and sales, ground and business signs and the parking of cars awaiting service, for a stated term of fifteen (15) years.

PREMISES AFFECTED—150-11 to 150-19 (official 150-



# MINUTES

15) North Conduit Avenue, and 135-02 to 135-10 151 Place, northwest corner, Block 12132, Lot 25, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 577-59-BZ

APPLICANT—Lama Proskauer and Prober for Max Steinmetz, owner.

SUBJECT—Application September 4, 1959—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage rooms, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—145-35 Linden Boulevard and 111-67 to 111-75 Inwood Street, north east corner, Block 11962, Lots 4, 6, 7, 9 and 11, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Theodis H. Rogers, Alma Green, Irene Perinchief, Raymond Johnson, William D. Grant, Ernest Price, Ronlad A. Rankin, John Jones, Warren Spence, Cornelius Jackson, Wilfred Jenkins, Minnie White, Robert J. Nero, Sarah Partlow, Joseph Lockhart, Burton A. Penn, Louise Anderson, Gertrude Robinson, Rhoda A. Gadson, David W. Jackson, Olga V. Edmonds, Iris Coleman, Arnita S. Watts, Evelyn Askew, Lelia M. Fletcher, James H. Kearney, Blanche Howard, Margaret H. James and others.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 1125-23-BZ—Vol. II

APPLICANT—Henry Nordheim for Chardan Garage, Inc., owner.

SUBJECT—Application reopened December 8, 1959 for consideration as to extension of term of variance, expired November 23, 1959—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the addition of a motor vehicle repair shop to existing storage garage for more than five (5) motor vehicles.

PREMISES AFFECTED—3150 Jerome Avenue and 1 East 205th Street, northeast corner, Block 3322, Lot 11, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on November 29, 1949 as amended November 23, 1954, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this ap-

plication and extension of the term of variance, which had expired by time limitation November 23, 1959; and

WHEREAS, this application was reopened on December 8, 1959 and set for hearing on January 5, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1959 acting on Alt. Applic. No. 123-49, reads:

1. The proposed change of occupancy of the storage garage located in a business use district to a storage garage for more than 5 motor vehicles and motor vehicle repair shop, is contrary to Art. II, Sect. 4(a) 29 of the Z.R. and to the Resolution of the Bd. of S. & A. Cal. 1125-23-BZ which expires Nov. 23, 1959."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 29, 1949, as amended through November 23, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 557-28-BZ—Vol. III

APPLICANT—Lama Proskauer and Prober for Charles J. Bensly, owner.

SUBJECT—Application reopened April 8, 1958 as Vol. III—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the alteration of the present garage building to provide additional area for the existing gasoline service station and continue all existing accessory uses of the gasoline service station.

PREMISES AFFECTED—2717 Reservoir Avenue, west side, 242.20 feet north of West Kingsbridge Road, Block 3248, Lot 46, Borough of The Bronx.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1958 acting on Alt. Applic. No. 24-58, reads:

"1. The proposed alteration and change of use to a Public Garage gasoline service station, lubritorium, minor auto repairs, car washing and office in a Residence Use District is contrary to Article II Sec. 3 of the Zoning Resolution and Bd. of St. & App. Res. #557-28-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7a, to permit in a residence use district, the alteration of the present garage building to provide additional area for the



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existing gasoline service station and continue all existing accessory uses of the gasoline service station, *on condition* that the work shall be done in accordance with drawings filed with this application dated, March 10, 1958, 5 sheets, June 5, 1958, 1 sheet, and October 29, 1959, 1 sheet; that a curb shall be built around the trap doors leading to the boiler room; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy, shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 744-29-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.  
SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under section 7d of the Zoning Resolution, to permit in a residence use district, the erection of a fourth story on the present three story portion of the present telephone building in the residence portion of the plot, and the parking of company and employees cars.

PREMISES AFFECTED—2885 to 2895 Ocean Avenue and 2514 to 2524 East 21st Street, northeast corner, 2001 Avenue Y, Block 7422-A, Lot 136, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Marion E. Horsburgh and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1959 acting on Alt. Applic. No. 2477-59, reads:

"2. The proposed extension to a building located in a residence use district for use as a telephone exchange is contrary to the Zoning Resolution, Art. II, Sect. 3.

"The employee parking for more than five motor vehicles on vacant ground is contrary to the Zoning Resolution Art. II Sect. 3."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision d of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7d, to permit in a residence use district, the erection of a fourth story on the present three story portion of the present telephone building in the residence portion of the plot, and the parking of company and employees' cars, the cars to be limited to passenger vehicles only, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 22, 1959, 15 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 562-32-BZ—Vol. III

APPLICANT—M. Martin Elkind for Silgreen Holding Corp., owner.

SUBJECT—Application reopened December 1, 1959 for consideration as to extension of term of variance, expired

October 5, 1959—decision of the Borough Superintendent, previously granted on condition under section 7f of the Zoning Resolution, permitting in a retail use district, the extension in area of accessory building on existing gasoline service station, lubritorium, car wash, sale of accessories and office, for a term of years.

PREMISES AFFECTED—208-16 Linden Boulevard and 117-02 Springfield Boulevard, southwest corner, Block 12637, Lot 50, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: M. Martin Elkind.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on October 5, 1954, this application (Vol. II) was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 5, 1959; and

WHEREAS, this application was reopened on December 1, 1959 and set for hearing on January 5, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1959 acting on Alt. Applic. No. 525-54, reads:

"1. The request for extension of variance beyond time limit granted by the Board of Stds. and Appeals is contrary to Bd. of Stds. and Appeals Res. Cal. 562-32-BZ and is referred back to the Board for reconsideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of fifteen (15) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 250-46-BZ—Vol. III

APPLICANT—Joseph Mitchell for Narco Trading Corp., owner; National Auto Renting Corp., lessee.

SUBJECT—Application reopened June 2, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to an existing storage garage and extend such use for more than five (5) motor vehicles.

PREMISES AFFECTED—95-115 Vanderbilt Avenue, east side, 385 feet 4¾ inches south of Park Avenue, Block 1887, Lots 18, 20, 22, 24 and 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Joseph Mitchell.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated April 22, 1959 acting on Alt. Applic. No. 1093-59, reads:

"1. The proposed extension to a storage garage building located in a business use district for use as a storage garage for 80 trucks with office on the mezzanine is contrary to the Zoning Res. Art. II Sect. 4-a.

Note—These premises were the subject of action by the Board of Standards and Appeals under Cal. #250-46-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a term of twenty years, to permit in a business use district, the construction of a one story extension to an existing storage garage and extend such use for more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, May 8, 1959, 7 sheets, and November 18, 1959, 1 sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 602-51-BZ—Vol. V

APPLICANT—Robert Gottlieb for Hermany Realty Corp., owner.

SUBJECT—Application reopened March 17, 1959 as Volume V—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension and extension of the use of the motor vehicle repair shop previously granted by the Board.

PREMISES AFFECTED—2338 Hermany Avenue, south side, 255.15 feet east of Havemeyer Avenue, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 9, 1959 acting on Alt. Applic. No. 1068-59, reads:

"1. The 1 story extension to the existing Motor Vehicle Repair Shop accessory to Milk Plant on lot 25 is contrary to Bd. of Standards & Appeals resolution under Cal. #602-51-BZ Vol. 3 and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the erection of a one story extension and extension of the use of the motor vehicle repair shop previously granted by the Board, for a term of fifteen

years, *on condition* that the work shall be done in accordance with drawings filed with this application dated, March 3, 1959, 4 sheets; *on further condition* that the hours of work in the motor vehicle repair shop shall be limited from 8 a.m. to 5 p.m.; that after 5 p.m. there shall be only one mechanic employed for emergency work at night; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 602-51-BZ—Vol. VI

APPLICANT—Robert Gottlieb for Hermany Realty Corporation, owner.

SUBJECT—Application reopened July 21, 1959 as Volume VI—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a second floor over the westerly one story portion and a one story extension at the rear of the present one story building and extend the existing milk plant.

PREMISES AFFECTED—2338 Hermany Avenue, south side, 255.1 feet east of Havemeyer Street, Block 3697, Lots 19, 21 and 25, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1959 acting on Alt. Applic. No. 458-59, reads:

"1. In a residence district the proposed extensions to the existing structure of non-conforming use is contrary to Sect. 6(a) of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 a, to permit in a residence use district, the erection of a second floor over the westerly one-story portion and a one story extension at the rear of the present one-story building and the extension of the existing milk plant, *on condition* that the work shall be done in accordance with drawings filed with this application dated, July 1, 1959, 8 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 736-52-BZ—Vol. II

APPLICANT—Charles M. Spindler for Briarwood Shopping Center, owner; Nathan Fischler and James Monteleone, lessees.

SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, the parking and storage of motor vehicles in the yard, in rear of the stores, to be used in conjunction with the adjoining gasoline service station in Block 9646, Lot 21.



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PREMISES AFFECTED—138-38 to 138-52 86th Avenue, southwest corner of 139th Street, Block 9646, Lot 32, Kew Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on Alt. Applic. No. 1766-59, reads:

"1. The proposed use of the rear vacant portion of this plot, partly in a Bus. use dist. & partly in a Res. use dist., for parking & storage of motor vehicles in conjunction with adjoining gasoline station, is contrary to Art. 2, Sec. 3 of the Zone Res. & is contrary to the Bd. decision Re 736-52-BZ on 4/14/53."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years, to permit in a business and residence use district, the parking and storage of motor vehicles in the yard in the rear of the stores, to be used in conjunction with the adjoining gasoline service station in Block 9646, Lot 21, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 15, 1959, 3 sheets; on further condition that a split sapling fence shall be constructed with iron posts along the 139th Street front, 5 feet, 6 inches in height; that there shall be parking and storage of passenger vehicles only; that no signs shall be erected within the residential district; that no lights shall be installed in the parking area which shall shine into the windows of the adjoining residences; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 345-54-BZ

APPLICANT—Victor E. Block for Betty Paulis, owner.

SUBJECT—Application reopened December 1, 1959, for consideration as to extension of term of variance, expired November 30, 1959—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a restricted retail use district, the parking and storage of more than five (5) motor vehicles for patrons of Villa Bette restaurant, no fee to be charged.

PREMISES AFFECTED—45-47 City Island Avenue, west side, 25 feet north of Rochelle Street, Block 5625, Lot 32, Borough of The Bronx.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on November 30, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 30, 1959; and

WHEREAS, this application was reopened on December 1, 1959 and set for hearing on January 5, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1959, acting on Alt. Applic. No. 241-54, reads:

"1. Parking of more than 5 motor vehicles in a restricted retail district is contrary to Art. II, Sect. 4-B(1) of the Z.R. and to the resolution of the Bd. of S. & A. Cal. 345-54-BZ which expires Nov. 30, 1959."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 30, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 566-56-BZ

APPLICANT—Burke Green and Groh for Alexander Kulch, owner.

SUBJECT—Application reopened December 1, 1959 for consideration as to extension of time to complete, expired May 27, 1959—decision of the Borough Superintendent, previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto wash, lubrication, office and accessories sales, minor repairs with hand tools only and parking of more than five (5) motor vehicles.

PREMISES AFFECTED—159-01 to 159-09 South Road, northeast corner of 159th Street, Block 10117, Lot 51, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on June 25, 1957, as amended through May 27, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation May 27, 1959; and

WHEREAS, this application was reopened on December 1, 1959 and set for hearing on January 5, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,



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dated November 4, 1959 acting on N.B. Applic. No. 2208-56, reads:

"1. The proposed extension of time for the erection of this building is contrary to last resolution granted by the Board of Standards and Appeals under Cal. #566-56-BZ and must be referred back to the Board for their consideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 25, 1957, as amended through May 27, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

## 789-56-BZ—Vol. II

APPLICANT—Charles M. Spindler for Esso Standard Oil Co., owner; Nathan Fischler and James Monteleone, lessees

SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, removal of a portion of the fence wall of the gas station so as to permit access for parking and storage of motor vehicles in the adjoining yard in Block 9646, Lot 32.

PREMISES AFFECTED—138-69 Queens Boulevard east-side from 86th Avenue to 86th Road, Block 9646, Lot 21, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1959 acting on Alt. Applic. No. 1481-59, reads:

"1. The proposed opening in the rear fence & the use of this opening as a motor vehicle access to the adjoining plot, is contrary to the Bd. decision re Cal. 789/56 BZ on 2/26/57."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business use district, the removal of a portion of the fence wall of the gas station so as to permit access for parking and storage of motor vehicles in the adjoining yard in Block 9646, Lot 32, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 15, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 730-58-BZ

APPLICANT—Raymond Irrera for Estate of Elizabeth L. McNutt, owner, Robert G. McNutt, Executor.

SUBJECT—Application December 12, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, on a plot presently developed with a dwelling and three buildings at the rear for use as garages and stable, the change in occupancy of the three rear buildings, to machine shop and office.

PREMISES AFFECTED—25-35 12th Street, east side, 200.16 feet north of Baylies Street (26th Avenue), Block 900, Lot 18, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 acting on Alt. Applic. No. 270-57, reads:

"1. The proposed change in use of a garage and stable to a factory (machine shop) and a hayloft to an office on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 270-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 731-58-A

APPLICANT—Raymond Irrera for Estate of Elizabeth L. McNutt, owner, Robert G. McNutt, Executor.

SUBJECT—Application December 12, 1958—appeal from a decision of the Borough Superintendent, re frame building, business use.

PREMISES AFFECTED—25-35 12th Street, east side, 200.16 feet north of Baylies Street (26th Avenue), Block 900, Lot 18, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1958 on Alt. Applic. 270/57, reads:

"2. The proposed use of frame buildings for business use is contrary to 4.1.3 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 99 feet by 23 feet in area, of class 4 construction, 1 and 2 stories, 8 and 18 feet high, located in residence use, B area, class 1 height district, built in 1898 and 1921, for a garage, stable and hayloft use; that the present use is machine shop, 4 persons and office, 1 person; that the uses and conditions are further described in Calendar Number 730-58-BZ; and

WHEREAS, the premises and surrounding area were in-



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spected by a committee of the Board in connection with Cal. No. 730-58-BZ and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 270-57, Objection No. 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 393-59-BZ

APPLICANT—Leonard F. Rothkrug for P and P Service Station, Incorporated, owner; Socony Mobil Oil Co., lessee.

SUBJECT—Application June 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repair shop, hand tools only, non-automatic car washing, office and sales and parking of cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—2805 Edson Avenue, northwest corner of Bartow Avenue, Block 4800, Lot 29, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Samuel Bodian, City Construction Coordinator.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on November 17, 1959 after due notice by publication in the Bulletin; laid over to December 1, 1959 for inspection and decision; hearing closed; then to December 15, 1959 for applicant to resubmit design of station; then to December 22, 1959 for decision; applicant to file revised drawings; then to January 5, 1960 for decision; applicant to submit revised drawings as to curb cuts and signs; and

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1959 acting on N. B. Applic. No. 274-59, reads:

"1. In a local retail district the proposed "Gasoline service station, lubritorium, minor repairs, car washing, office, sales and parking of motor vehicles awaiting service" is contrary to Sect. 4-c of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a temporary term of fifteen years, to permit in a local retail use district, the erection and maintenance of a gasoline service station, with accessory motor vehicle repair shop using hand tools only, non-automatic car wash, office and sales and parking of cars awaiting service, *on condition* that the work shall be done in accordance with drawings filed with this application dated, June 16, 1959, 1 sheet, December 31, 1959, 1 sheet revised, and December 21, 1959, 1 sheet revised; on further condition that the two floodlight towers shall be eliminated; that the brand sign shall be stationary with non-flashing illumination and shall be not more than ten square feet in area; that the trees along Edson Ave. shall be planted between the sidewalk and the curb; that the door to the men's toilet shall be moved so that the entrance to the toilet is from the interior of the building; that all laws, rules and regulations ap-

plicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 395-59-BZ

APPLICANT—Andrew Di Camillo for Nunzio Campo and Giuseppina Campo, owners; Nunzio and John Campo, lessees.

SUBJECT—Application June 16, 1959—decision of the Borough Superintendent, under sections 7a and 7h of the Zoning Resolution, to permit in a local retail use district, the erection of a loading platform and the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—2301-2305 Voorhies Avenue and 2685-2693 East 23rd Street, northeast corner, Block 7468, Lots 60 and 61, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; applicant to file revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 acting on Alt. Applic. No. 1707-59, reads:

"1. Proposed parking & storage of more than 5 cars in a Local Retail district, violates Art. 2 Sect. 4C of zone resolutions.

"2. Proposed platform & opening within a Local Retail district, violates Art. 2 Sect. 4C of zone resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and revised drawings have been filed by the applicant; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a local retail use district, the erection of a loading platform and under Section 7h, for the parking and storage of more than five motor vehicles, for a term of ten years, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 29, 1959, 2 sheets revised and in accordance with the further revision to the layout plan made on January 5, 1960, which will require moving the present fire hydrant on Voorhies Avenue and placing the driveway between the two existing trees, so that the trees will not be disturbed; *on further condition*, that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 408-59-BZ

APPLICANT—Burke Green and Groh for Morris Koral, owner.

SUBJECT—Application June 23, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline serv-



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ice station, auto washing, lubrication, office, sale of auto accessories and minor repairs with hand tools only.

**PREMISES AFFECTED**—91-20 Astoria Boulevard, south west corner of 92nd Street, Block 1365, Lot 27, Astoria, Borough of Queens.

**APPEARANCES**—

For Applicant: Robert T. Groh.

For Opposition: Michael Saroki.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1959 acting on N.B. Applic. No. 1726-59, reads:

"1. Proposed gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five motor vehicles on a plot located partly in a retail use district and partly in a residence use district, is contrary to Article II, Sections 3 and 4A of the Zoning Resolution.

"2. Proposed ground sign located in a retail use district is contrary to Article II, Section 4A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 1726-59, Objection Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 410-59-BZ

**APPLICANT**—Robert J. Crinnion for Frank and Nicholas Moccio, owners.

**SUBJECT**—Application June 23, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—3121 Villa Avenue, northwest corner of East 204th Street, Block 3322, Lot 57, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Leonard Schickler.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative ..... 0

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 25, 1959 acting on Alt. Applic. No. 396-59, reads:

"1. Proposed public parking lot for parking and

storage of more than five motor vehicles in a residence use district is contrary to Art. II, Sect. 3 of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, June 23, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 439-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Helen Salsberg, owner.

**SUBJECT**—Application July 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the demolition of a one family frame dwelling and maintenance of a non-transient parking lot, pleasure-type vehicles only, for a temporary term of five (5) years.

**PREMISES AFFECTED**—2385 Tiebout Avenue, west-side, 166.09 feet north of East 184th Street, Block 3147, Lot 30, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1959 acting on Alt. Applic. No. 571-59, reads:

"1. Proposed parking and storage of pleasure type motor vehicles in a residence use district is contrary to Art. II, Sec. 3, of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 571-59, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 441-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst Rusciano for 174th Street and Davidson Avenue Corporation, owner.

**SUBJECT**—Application July 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erec-



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tion and maintenance of a non-transient parking lot for pleasure-type vehicles only, for a temporary term of 10 years.

PREMISES AFFECTED—25 West 174th Street, northwest corner of Davidson Avenue, Block 2867, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1959 acting on Alt. Applic. No. 562-59, reads:

"1. In a residence use district the proposed parking of motor vehicles is contrary to Sect. 3, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the Application be and it hereby is *granted* under Section 7h, for a temporary term of ten years, to permit in a residence use district, the erection and maintenance of a non-transient parking lot for pleasure type vehicles only, *on condition* that the work shall be done in accordance with drawings filed with this application dated, July 2, 1959, 3 sheets and August 19, 1959, 1 sheet; that the rock on the property shall be removed down to the adjacent street grades; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

## 487-59-BZ

APPLICANT—Lama, Proskauer and Prober for Ida Siegel, owner.

SUBJECT—Application July 22, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the rehabilitation of the accessory building and extend the legal gasoline service station so it will have a total frontage of 96 feet, 8 inches on 86th Street and 76 feet on Bay 7th Street; it is also proposed to install seven (7) new 550 gallon buried gasoline tanks for a total of twelve (12) tanks, with curb cuts, show windows, signs and business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—1414-1424 86th Street and 2-10 Bay 7th Street, southwest corner, Block 6357, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 10, 1959 acting on Alt. Applic. No. 1716-59, reads:

"1. Proposed extension of use and change in occupancy to the following: Gasoline service station, lubricatorium, minor auto repairs, car washing, store and utility room, and parking of cars awaiting to be serviced, in a business zone is contrary to Article II, PP. 4a, subsection 29 and 46 and PP. 6 of the Zoning Resolution.

2. Curb cuts, show windows, signs and business entrance within 75 feet of a Residence Zone violates Art. II, PP. 7A of the Zoning Resolution.

3. Vehicular entrance within 200 feet of an entrance or exit to a Public Park or Playground violates Art. V, PP. 21-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7A, to permit in a business use district, the rehabilitation of the accessory building and to extend the legal gasoline service station so that it will have a total frontage of 96 feet 8 inches on 86th Street and 76 feet on Bay 7th Street and to install seven new 550 gallon buried gasoline tanks for a total of twelve tanks, with curb cuts, show windows, signs and business entrance within 75 feet of a residence use district *on condition* that the work be done in accordance with drawings filed with this application dated July 22, 1959, six sheets, and November 19, 1959, one sheet, and on the *further condition* that the present curb cut at the west end of the 86th Street frontage be moved so that its nearest edge will not be nearer than two hundred feet to the present park entrance; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 536-59-BZ

APPLICANT—Elliot Saltzman for Moe Kappel, owner.

SUBJECT—Application August 19, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a manufacturing use district, the change in use of that portion of the present building now used as a garage, to manufacturing, storage, distribution and sale of metal doors, bucks and kalemein doors, using power driven woodworking tools, arc welding tools and paint spraying.

PREMISES AFFECTED—34-52 Kosciuszko Street, south side, 312 feet east of Bedford Avenue, Block 1783, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application



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on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 6, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1959 acting on Alt. Applic. No. 4311-58, reads:

"2. Proposed use of arc and gas welding and of power woodworking tools is prohibited by Art. II, Sec. 4a Subdivision 4 and 3l in a business use district and therefore is prohibited in a manufacturing use district by Article II, Sec. 4f of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit in a manufacturing use district the change in use of that portion of the present building, now used as a garage, to manufacturing, storage, distribution and sales of metal doors and bucks and kalamein doors, using power driven woodworking tools, arc and gas welding tools and paint spraying, for a term of ten years, *on condition* that the work be done in accordance with drawings filed with this application dated August 19, 1959, 4 sheets; that the present partition around the storage room be removed and replaced with an incombustible partition; that all laws, rules and regulations applicable be complied with; and that all permits be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A from the date of this resolution.

## 537-59-A

APPLICANT—Elliot Saltzman, for Moe Kappel, owner.  
SUBJECT—Application August 19, 1959—Appeal from the Borough Superintendent re—class 3 Construction, area excessive.

PREMISES AFFECTED—34-52 Kosciusko Street, south side, 312 feet east of Bedford Avenue, Block 1783, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1959 on Alt. Applic. 4311/58, reads:

"(1) Area of building under proposed use exceeds tabular limits under Section C26-254.0 of Administrative Code."

and

WHEREAS, the applicant states that the building is 188 feet by 100 feet in area, 1 story and mezzanine, 15 and 22 feet 6 inches high, of class 3 construction, located in manufacturing use, B area, class 1½ height district, built in 1919; that in 1940 the building was separated by a fire wall into two sections, 48 feet by 100 feet and 128 feet by 100 feet in area; that the present use and occupancy is: garage, motor vehicle repair shop; that it is proposed to retain this use in the easterly portion; that the use of the westerly portion will be: cellar—boiler room; 1st floor—motor vehicle repair shop, manufacturing, storage and distribution, sales of metal doors and bucks and kalamein doors, employing power driven woodworking tools, arc and gas welding and paint spraying, 27 persons; mezzanine—office, 2 persons; that the ceiling is now fire retarded; that it is proposed to discontinue the use of the gasoline tanks and pumps; that the tanks

will be filled with sand or water and sealed; that the gasoline pumps will be removed; that a paint spray booth conforming in all respects with all requirements will be installed and the incidental gas and arc welding will be performed in an enclosure of 1 hour fire resistive rating; that the present standpipe system will be maintained in proper working operation to the satisfaction of the Fire Commissioner and such portable fire extinguishers or fire pails as he may require will be provided; that the area is slightly more than the area of 10,000 square feet presently permitted for a one story factory building of class 3 construction facing on one street; that the proposed use is intrinsically not more hazardous than the present garage use; that only a small amount of lumber is stored or used at any one time; that the number of persons employed is small and the exit conditions are in full compliance with Labor Law requirements; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated July 23, 1959, acting on Alt. App. No. 4311-58, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work be done in accordance with drawings filed with this appeal dated August 19, 1959, 3 sheets; that a three-hour door be installed in the wall between the manufacturing portion and the auto repair shop; that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy be obtained.

## 594-59-BZ

APPLICANT—Leonard F. Rothkrug for 1665 St. Marks Avenue, Building Corporation, owner.

SUBJECT—Application September 9, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use from drug warehouse, previously granted by the Board, to manufacturing of metal products.  
PREMISES AFFECTED—1665 St. Marks Avenue, north side, 133.07 feet west of Rockaway Avenue, Block 1454, Lots 54 and 58, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1959 acting on Alt. Applic. No. 4535-53, reads:

"3. The proposed change in use from Drug Warehouse to manufacturing of Metal Products in a building partly in a residence use district and the construction of a new mezzanine is contrary to Art. II Sec. 3 of the Zoning Resolution and the terms of conditional variance granted by Bd. of S. & A. under Cal. 19-26-BZ, Vol. V."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the change in use from drug warehouse, previously granted by the



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Board, to manufacturing of metal products, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 9, 1959, 4 sheets; that all loading and unloading shall be done within the limits of the plot; that the manufacturing shall be of the type permitted in a business use district in accordance with Section 4 of the Zoning Resolution; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned 12:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 5, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 746-38-SA

APPLICANT—John Wood Co., Bennett Pump Division, owner—additional models.

#### APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

746-38-SA—Amendment to resolution as to additional models of dispensing pumps.

John Wood Co., Bennett Pump Division, requested that the resolution adopted July 18, 1939 and amended through June 23, 1959 be reopened and amended so as to include additional models of gasoline dispensing pumps.

DESCRIPTION: The requested Models 2166, 2167, 2186 and 2187 are basically the same as the Models 2066, 2086, and 2087, approved June 23, 1959, the difference being that the requested models are not equipped with fluorescent lighting and there is a styling change in the housing appearance. The appliance has been approved by the Underwriters' Laboratory under MH 1964.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 18, 1939 and amended through June 23, 1959 under Calendar Number 746-38-SA be reopened and amended so as to include the additional Models 2166, 2167, 2186 and 2187, on condition that the requirements of the resolution adopted July 18, 1939 under Calendar Number 746-38-SA Vol. I be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

### 190-47-SM

APPLICANT—Fenestra Inc., owner—amendment of resolution, additional roof deck section.

#### APPEARANCES—

For Applicant: Robert J. Knopf.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

190-47-SM—Amendment to resolution as to additional roof deck sections.

Fenestra Inc., New York, requested by letter that the resolution adopted December 16, 1947 and amended June 24, 1958 under Calendar Number 190-47-SM be amended so as to include additional Fenestra roof sections. The application was reopened by a vote of the Board, September 16, 1958.

USE: Steel roof deck.

DESCRIPTION: Fenestra Type E is made of steel sheet, the depth is 3" and the gauge is either 16 or 18. The LS roof deck is formed from 14, 16 or 18 gauge steel. The units consist of one piece single web section, with integral stiffening ribs formed in the top flange. At the ends of the deck units, vertical stiffening ribs are impressed as an integral part of the webs to provide web strength. The depth of the LS is 4½", 6" and 7½".

INSPECTION AND TEST: Tests were conducted in accordance with the requirements of C26-626.0 Administrative Building Code and the test was used as a check to determine if the designs complied with the requirements of the American Iron & Steel Institute for the Design of Light Gauge Steel Members. The tests were conducted by both Cornell University and Pittsburgh Testing Laboratory. The complete reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the tests the Committee on Test recommends that the resolution adopted December 16, 1947 and amended through June 24, 1958 under Calendar Number 190-47-SM be amended so as to include Fenestra Type E roof deck 3" depth and in 16 and 18 gauge steel and the Type LS roof deck 4½", 6" & 7½" depth and made of 14, 16 or 18 gauge steel as the tests demonstrated that the deck complies with the requirements of the American Iron & Steel Institute Design for Light Gauge Steel Members, on condition that the requirements of the resolution adopted December 16, 1947 under Calendar Number 190-47-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

### 559-50-SM—Vols. I & II

APPLICANT—Fenestra Inc., owner—amendment of resolution, additional form of construction.

#### APPEARANCES—

For Applicant: Robert J. Knopf.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:



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559-50-SM—Vols. I & II—Amendment to resolution as to additional Holorib Sections and additional forms of construction.

Fenestra Incorporated, Detroit, Michigan, requested that the resolution adopted February 5, 1952 and amended April 9, 1957 under Calendar Number 559-50-SM—Vols. I & II be amended so as to include additional Holorib Sections and additional forms of construction. The application was reopened by a vote of the Board, November 18, 1958.

USE: Floor and/or roof construction with or without fire protection.

DESCRIPTION: The requested section is known as 1½ER-16-18 and is made in 16, 18 and 20 and is basically the Holorib section, approved April 9, 1957 with a duct section known as Elect-Re-Forms. The duct section is basically a 16 or 18 gauge hat section that is shop welded to the Holorib section so that there are a maximum of three hat sections to a Holorib section.

INSPECTION AND TESTS: Load tests were conducted by the Pittsburgh Testing Laboratory on the composite section in accordance with the requirements of C26-626.0 Administrative Building Code. These tests were conducted to demonstrate that the sections are designed according to engineering practice as recommended by the American Iron and Steel Institute in their Specifications for the Design of Light Gauge Steel Members. The secondary purpose of the tests was to determine the amount of deflection which would result under an equivalent uniform loading as determined by equating the deflection formulae, uniform and third point loading.

The sections were also tested at the Underwriters' Laboratory in conjunction with a 2½" thick reinforced concrete slab on top of the reinforcing forms and protected on the underside with Zonolite Vermiculite Plastic, previously approved. The section of floor known as the Elect-Re-Form is protected with 1" of the vermiculite plastic, except at the location junction units where the plastic is increased to a thickness of 1½ inches and this area under the junction units is approximately 3'-0" x 2'-0", the balance of the floor system is protected by a ¾" thick vermiculite plastic. In all instances the fireproofing is applied directly to the underside of the steel deck, following the contour of the deck.

The steel beam, used in conjunction with the system is fireproofed with a wire lath and vermiculite plaster. The plaster is applied to a thickness of 1-⅞" over the face of the lath.

The applicant has also submitted test reports of tests conducted by Cornell University to show that riv-clinching 3'-0" on centers is as efficient a means of joining adjacent sections as welding longitudinal joint 4'-0" on centers.

The complete reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 5, 1952 and amended April 9, 1957 under Calendar Number 559-50-SM—Vols. I & II be amended so as to include the material Holorib in 20, 18 and 16 gauges and 1½ER-16-18 with loads and deflections as calculated by the manufacturer in accordance with the formulae set forth by the American Iron and Steel Institute in their Specifications for the Design of Light Gauge Steel Members, on condition that the requirements of the resolution adopted February 5, 1952 under Calendar Number 559-50-SM—Vol. I are complied with.

The Committee further recommends that these sections and steel beams used in conjunction with these sections to form a floor and/or roof system may be used as a three hour fire resistive floor and/or roof construction when fire protected as herein described and further that the sections may be riv-clinched 3'-0" on centers in lieu of longitudinal welding 4'-0" on centers but in all other respects the requirements of the resolution adopted February 5, 1952 and

amended April 9, 1957 under Calendar Number 559-50-SM—Vols. I & II be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 814-50-SM

APPLICANT—Natco Corporation, owner—amendment of resolution, additional use.

APPEARANCES—

For Applicant: Joseph A. Donovan.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

814-50-SM—Amendment to resolution as to additional use. Natco Corporation requested by letter dated August 18, 1958 that the resolution adopted September 11, 1951 under Calendar Number 814-50-SM be amended so as to include an additional use of the Dri Wall Tile.

USE: The tile is to be used in spandrel wall construction.

DESCRIPTION: There has been no change in the method of manufacture of the tile.

INSPECTION AND TEST: The tile was approved September 11, 1951 with a two hour fire resistive rating. As the requested use is for spandrel wall construction, a wind load test as required under C26-446.0 Administrative Building Code, was conducted at Ohio State University and in addition compression and absorption tests were conducted on the tile. The load test was discontinued at a load of 90 lbs. per sq. ft. with no sign of failure in the wall; the code requirements for this type of construction is 30 lbs. per sq. ft.

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 11, 1951 be amended so as to permit the use of the Dri Wall Tile in spandrel wall construction as provided under C26-446.0 Administrative Building Code, on condition that the requirements of the resolution adopted September 11, 1951 under Calendar Number 814-50-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 815-50-SM

APPLICANT—Natco Corporation, owner—amendment of resolution, additional use.

APPEARANCES—

For Applicant: Joseph A. Donovan.

ACTION OF BOARD—Resolution amended in accordance



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with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
815-50-SM—Amendment to resolution as to additional use.

Natco Corporation requested by letter dated August 18, 1958 that the resolution adopted September 11, 1951 under Calendar Number 815-50-SM be amended so as to include an additional use of the Dri-Speedwall Tile.

USE: The tile is to be used in spandrel wall construction.

DESCRIPTION: There has been no change in the method of manufacture of the tile.

INSPECTION AND TEST: The tile was approved September 11, 1951 with a two hour fire resistive rating. As the requested use is for spandrel wall construction, a wind load test as required under C26-446.0 Administrative Building Code, was conducted at Ohio State University and in addition compression and absorption tests were conducted on the tile. The load test was discontinued at a load of 75 lbs. per sq. ft. with no sign of failure in the wall; the code requirements for this type of construction is 30 lbs. per sq. ft.

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 11, 1951 be amended so as to permit the use of the Dri-Speedwall Tile in spandrel wall construction as provided under C26-446.0 Administrative Building Code, on condition that the requirements of the resolution adopted September 11, 1951 under Calendar Number 815-50-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director  
JOHN A. DARTS,  
Asst. Engr.  
GEORGE F. SKLENARIK,  
Asst. Engr.  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 864-53-SM

APPLICANT—Kordulak Bros., Inc., owner—automatic hydraulic sewer valve.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material Disapproved.

THE VOTE TO APPROVE—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
864-53-SM—Peco Automatic Hydraulic Sewer Valve, approval of.

Kordulak Brothers Inc., for Protection Equipment Company, Inc., Minnesota, filed November 13, 1953 an application with the Board of Standards and Appeals for approval of the Peco Automatic Hydraulic Sewer Valve under the provisions of C26-1240.0 and C26-1259.0 Administrative Building Code. The application was subject to dismissal but was removed from the dismissal list at the request of the applicant.

USE: An automatic valve installed in sewer line to prevent flooding basements.

DESCRIPTION: The casing or housing is of cast iron and all internal parts; the float chamber, sleeves, bearings

and the hydraulic gate valve are of non-corrosive material. The device is also equipped with a 2" vent and a 1" atmospheric break (air-gap).

The operation is entirely automatic—As the sewage backs up into the building sewer line it causes a back pressure which lifts the float; this action in turn reverses the action of a four way Nicholson water valve which in turn permits city water pressure to be exerted against the top of a piston which causes the gate valve to close thereby closing off the sewerline. As soon as the sewage recedes, the float will drop down to its normal position which again reverses the action of the Nicholson water valve thus permitting city water pressure to be exerted against the bottom of the piston, thereby, allowing the gate valve to open to its normal open position.

INSPECTION AND TEST: The device was inspected and tested at 309 Communipaw Avenue, Jersey City, by Ass't. Engr. J. A. Darts and E. J. Ronan, Chief Plumbing Inspector, Department of Building and representatives of the applicant. Details of construction were checked against Dwg 17-D-110 and 17-C-138 which are on file with and are part of the record.

The device was tested by simulating various flood conditions and checking the operation of the valve. Additional tests were conducted to check the closing of the valve when various types of debris were introduced into the stream and by placing the debris directly under the valve; in all instances the valve closed and prevented back flow.

RECOMMENDATION: The Committee on Test recommends that, although the valve functioned as designed and prevented back flow, the application be disapproved as the wording of C26-1259.0 Administrative Building Code requires the valve to remain closed except when discharging waste and this valve is not so constructed.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *disapprove* this material in accordance with the above report.

## 862-54-SA

APPLICANT—John Wood Co., Bennett Pump Division, owner—additional models.

APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
862-54-SA—Amendment to resolution as to additional models of dispensing pumps.

John Wood Co., Bennett Pump Division, Michigan, requested that the resolution adopted November 14, 1956 and amended through June 23, 1959 be reopened and amended so as to include additional models of dispensing pumps.

DESCRIPTION: The requested Models 2162, 2163, 2172, 2173, 2182 and 2183 are similar to the models approved June 23, 1959 under Calendar Number 862-54-SA differing only as to the omission of fluorescent lights and a change in the cabinet styling. The pumps have been approved by the Underwriters' Laboratory under MH 1964.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 14, 1956 and



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amended through June 23, 1959 be reopened and amended so as to include the additional Models 2162, 2163, 2172, 2173, 2182 and 2183 gasoline dispensing pumps on condition that the requirements of the resolution adopted November 14, 1956 under Calendar Number 862-54-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 863-54-SA

APPLICANT—John Wood Co., Bennett Pump Division, owner—additional models.

### APPEARANCES—

For Applicant: John Medel.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
863-54-SA—Amendment to resolution as to additional models of dispensing pumps.

John Wood Company, Bennett Pump Division, Michigan, requested that the resolution adopted February 5, 1957 and amended through October 14, 1959 be reopened and amended so as to include additional models of gasoline pumps.

DESCRIPTION: The requested Models 2176 and 2177 are similar to the Models approved October 14, 1959 excepting that the requested models do not have fluorescent lighting and change in the styling of the cabinet. The appliance has been approved by the Underwriters' Laboratory under MH-1964.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 5, 1957 and amended through October 14, 1959 be reopened and amended so as to include the additional Models, 2176 and 2177 gasoline dispensing pumps, on condition that the requirements of the resolution adopted December 18, 1956 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 342-56-SM

APPLICANT—Lexsuko Inc., owner—vapor seal on roof construction.

### APPEARANCES—

For Applicant: John S. Cole.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
342-56-SM—John S. Cole for Lexsuko Inc., Cleveland, Ohio, filed April 27, 1956 for approval of the material known as Lexsuko Roof Deck Construction consisting of Koroseal Vapor Barrier, Lexsuko Adhesive R907T and Lexsuko Insulation Clips under the provisions of C26-191.0 Administrative Building Code. The application was subject to dismissal for lack of prosecution November 17, 1959 but was removed from the dismissal list at the request of the applicant.

USE: To be used as a vapor seal on roof construction.

DESCRIPTION: Koroseal vapor barrier is a Koroseal flexible material .004 inches in thickness made by the Goodrich Company. The material will not support combustion, but chars and decomposes at a temperature of 350°.

The clips are a one piece heat treated steel fastener which can pierce steel deck up to 18 gauge. When driven through the deck, a positive locking tongue snaps into place on the underside of the deck to insure a permanent fastening.

The adhesive is a rubber base, non flammable liquid used for cementing the Koroseal onto the deck and also to seal the laps of the Koroseal. The adhesive has a bond strength of 100 p.s.i.

INSPECTION AND TEST: The material was tested at the Underwriters' Laboratories in conjunction with a steel deck and an accepted roof covering consisting of felt and tar and a gravel surfacing. The purpose of the test was to determine if this type of construction would contribute to the spread of fire within a building. The construction was found to be acceptable under the prescribed regulations, namely, flame spread on the underside of the steel deck should not exceed 10 feet in 10 minutes and 14 feet in 30 minutes. The results were as follows: 8 feet in 10 minutes and 11 feet in 30 minutes. The report, Underwriters' laboratory Retardant 4238 is on file and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval, for voluntary use, of the Lexsuko Roof Deck Construction, consisting of Koroseal Vapor Barrier, Lexsuko Adhesive R907T and Lexsuko Insulation Clips, in New York City under the provisions of C26-191.0 Administrative Building Code, as a vapor barrier on structural roofs on condition that the containers and/or cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 342-56-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 626-56-SA

APPLICANT—Controls Corp. of America, A-P Controls Div., owner; gas burning appliances.

### APPEARANCES—

For Applicant: Nelson C. Port.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
626-56-SA—Controls Corporation of America, A-P Controls



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Division, Milwaukee, Wisc., filed August 30, 1956 for approval of their Models 55R and 55L basic control in combination with 55ET, 55MT, 55MTS and 55EM automatic main gas control valves under the provisions of C26-191.0 and Article 12, Administrative Building Code.

USE: Automatic controls for gas burning appliances.

DESCRIPTION: The Model 55R control is made up of an adjustable pressure regulator, main and pilot shut offs, 100% automatic safety pilot and a large capacity pilot filter, all built into one body. This control is manually operated but may be converted to automatic operation. The 55R is intended for use with natural, manufactured or mixed gas.

The Model 55L control is to be used with liquefied petroleum gas and has no built-in pressure regulator.

The 55ET is the Model 55L control plus a low voltage wall mounted thermostat to control the flame. The control can be set to operate from high fire to off or from high fire to low by-pass flame.

The 55MT has a modulating thermostat. A small upright liquid charged thermobulb automatically modulates the flame between high and low fire, in response to temperature demands. This is a mechanical control, no wiring is used.

The 55MTS uses a sensitive thermobulb connected to the control by means of a capillary tube permitting remote control operation. It modulates the flame from high to low and snaps off when the low fire is not required.

The 55EM has a magnetic operator with snap action shut-off. It is available for 115 or 24 volts.

INSPECTION AND TEST: All details were examined by Ass't Engr. G. F. Sklenarik. The Model 55L and 55R were tested and approved by Underwriters' Laboratories. All controls described in this report were tested and approved by the American Gas Association and function on a closed electric circuit.

RECOMMENDATION: The Committee recommends the approval of the A-P Model 55R and 55L basic controls in combination with 55ET, 55MT, 55MTS and 55EM automatic main gas control valves for use in New York City under the provisions of C26-191.0 and Article 12, Administrative Building Code, provided that each control shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 626-56-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 856-56-SM

APPLICANT—Powhatan Brass & Iron Works, owner—valve for reducing water pressure.

APPEARANCES—

For Applicant: C. F. Reininger.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 856-56-SM—Powhatan Brass and Iron Works, Ranson, West Virginia, filed Nov. 21, 1956 an application for approval of the 2½" Powhatan Pressure Reducing Valve,

Model 255, under the provisions of C26-1383.0 and C26-1402.0 Administrative Building Code.

USE: A valve for reducing water pressure.

DESCRIPTION: The 2½" Powhatan Pressure Reducing Valve, Model 255, is intended for installation at the hose outlet on standpipe systems to reduce the high pressure in the piping system and make the hose nozzle more easily managed. The valve is made of bronze.

INSPECTION AND TEST: The Powhatan Pressure Reducing Valve has been tested and approved by Underwriters' Laboratories. All details were examined by Ass't Engr. G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the 2½" Powhatan Pressure Reducing Valve, Model 255, for use in New York City in accordance with section C26-1402.0 Administrative Building Code provided that each valve shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar 856-56-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 899-56-SM

APPLICANT—Homasote Company, owner—tack board.  
APPEARANCES—

For Applicant: K. B. Outerbridge.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 899-56-SM—Homasote Company, Trenton, New Jersey, filed December 14, 1956 for approval of 15/32" Homasote for use in New York City under the provisions of C26-191.0 Administrative Building Code.

USE: To be used as a tack board.

DESCRIPTION: The Homasote board is 15/32 of an inch in thickness and is to be used as a tack board in school rooms when mounted on wooden furring strips attached to incombustible walls. The space between the strips will be filled with incombustible material.

INSPECTION AND TEST: This material was tested in accordance with Fed. Spec. SS-A-118 at the National Bureau of Standards. The complete report is on file and is part of the record.

RECOMMENDATION: The Committee recommends the approval of 15/32" Homasote for voluntary use in schools in New York City under the provisions of C26-191.0 Administrative Building Code when installed in accordance with this report. All cartons or bills of lading shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 899-56-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does



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hereby *approve* this material in accordance with the above report.

## 950-57-SA

APPLICANT—Dearborn Stove Company, owner—additional models.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 950-57-SA—Dearborn Stove Company, Dallas, Texas, requested by letter received Nov. 16, 1959, that the resolution adopted Nov. 18, 1958 under Calendar Number 950-57-SA be amended to include new model designations for the Dearborn Gas Fired Vented Space Heaters.

DESCRIPTION: The new model designation denote a change in model number only and not in design or equipment. They correspond to the model numbers of the previously approved space heaters as follows:

| New Model Number | Present Model Number |
|------------------|----------------------|
| DVC—1212         | DVC—12A              |
| DVC—2525         | DVCK—20A             |
| DVC—4545         | DVCK—40A             |
| DVR—3035         | DVRCK—30A            |
| DVR—4550         | DVRCK—45A            |
| DVR—6065         | DVRCK—65A            |
| DVC—6065         | DVCK—60A             |

RECOMMENDATION: The Committee recommends that the resolution adopted Nov. 18, 1958 under Calendar Number 950-57-SA be amended to include the Models DVC-1212, DVC-2525, DVC-4545, DVR-3035, DVR-4550, DVR-6065 and DVC-6065 Dearborn Gas Fired Vented Space Heaters, on condition that the requirements of the resolution adopted Nov. 18, 1958 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 329-58-SA

APPLICANT—A. D. T. Company, Inc., owner—automatic sprinkler system.

### APPEARANCES—

For Applicant: Arthur E. Wieboldt.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 329-58-SA—A. D. T. Company, Inc., New York, N. Y., filed May 12, 1958 an application for approval of the Type 6120 Pressure Actuated Transmitter for use in New York

City under the provisions of C26-1365.0-i Administrative Building Code.

USE: A waterflow detector—transmitter for sprinkler systems.

DESCRIPTION: The Type 6120 Pressure Actuated Transmitter is designed for use on wet pipe or dry pipe sprinkler systems equipped with alarm valves or dry pipe valves. Operating pressure settings range from 6 to 30 psi.

A rise in pressure causes a bellows assembly to distend releasing a pre-wound spring driven transmitter thus sending a coded signal.

The transmitter is available in 4 types.

The Type 6120 Pressure Actuated Transmitter sends an alarm signal over a circuit to central station, proprietary or local headquarters. It is equipped with local transfer contacts to operate a vibrating bell and/or annunciator.

The Type 6120-A is similar to the standard unit but has additional pen springs and a grounded signal wheel for transmitting coded signals to headquarters over a separate circuit. The unit operates at a slower than standard speed. By the action of two transfer contacts, local rewind signals may be transmitted or shunted out. This unit has no local contacts.

The Type 6120-GS provides a slow pulse on the local circuit for operating bells, horns etc. It has provision for shunting out local audible signals during rewind and local line shunt contacts to prevent coded signal clashes if two or more transmitters operate simultaneously. This unit has local transfer contacts to operate a vibrating bell and/or annunciator.

The Type 6120-D is similar to the Type 6120 except that it operates at a slower speed—16 to 18 seconds per revolution—and is designed to allow sufficient time for headquarters retransmission equipment to set up between rounds. This unit has local transfer contacts to operate a vibrating bell and/or annunciator.

INSPECTION AND TEST: This equipment was inspected at 155 Sixth Avenue, New York, by Ass't Engr. G. F. Sklenarik. These transmitters were tested and approved by the Underwriters' Laboratories, application 57K571.

RECOMMENDATION: The Committee recommends the approval of the ADT Type 6120, 6120-A, 6120-GS and 6120-D Pressure Actuated Transmitter in conjunction with a water flow alarm for use in New York City under the provisions of C26-1365.0-i and C26-1366.0 Administrative Building Code provided that each transmitter shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 329-58-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 390-59-SA

APPLICANT—William J. Hempfling, for Magic Chef, owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
390-59-SA—William J. Hempfling for Magic Chef, owner, Cleveland, Tennessee, filed June 15, 1959 for approval of Magic Chef, Kitchen Heater Gas Range, Models 8690, 8693, 8696, 9690 and 9696 also under the trade name of Dixie Domestic Ranges, Models 10KH-2L, 10KH-5L and 10KH-5LES for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Domestic Type Gas Heaters and Gas Ranges for cooking and heating.

DESCRIPTION: These are domestic type gas cooking ranges having four top burners with baking oven and broiler below at the right side. On the left side below the top burner section is installed a combustion chamber for a gas fired room heater. The chamber is fully sealed by welded construction and has an enamel finish. It is spaced from the walls of the surrounding compartment. The air to the heater is drawn in at the bottom of the compartment walls and the combustion chamber. The heated air is discharged through slotted openings in the left wall. The final section of the heater projects beyond the backwall of the range giving additional heat surface. Attached to this section is a flue connection with built-in draft diverter.

The room heater is equipped with cast iron slotted port burners. The heater has a maximum input of 35,000 BTU per hour natural gas (except manufactured gas, 30,000 BTU). The burner is ignited from a constant burning automatic pilot. Has a waist high thermostat control knob and has a 100% automatic shut-off valve.

The Dixie Domestic Ranges are identical to the above ranges, the major difference being only in the fact that the Dixie backguards are employed.

INSPECTION AND TEST: All data submitted was examined by Ass't. Architect T. W. Farricker. The ranges were tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the Magic Chef, Kitchen Heater Gas Range, Models 8690, 8693, 8696, 9690 and 9996, also the Dixie Domestic Ranges, Models 10KH-2L, 10KH-5L and 10KH-5LES for use in New York City. The heater section is vented to the outer air and when installed in accordance with the provisions of Article 12, Administrative Building Code and the pertinent sections of the Multiple Dwelling Code and Multiple Dwelling Law, when applicable, provided each range shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 390-59-SA."

(Sgd.) WILLIAM A. NOLAN, Director,  
JOHN A. DARTS, Assistant Engineer,  
GEORGE F. SKLENARIK, Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 499-59-SM

APPLICANT—United States Plywood Corporation, owner.  
APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
499-59-SM—United States Plywood Corporation filed July

27, 1959 an application for approval of the material United States Plywood Wood-Lobby Panel for interior use under the provisions of C26-667.0 Administrative Building Code.

USE: The material is to be used as an interior panel.

DESCRIPTION: The panel is a composite type to be used in lobby and corridor areas and consists of a 1/20 of an inch wood veneer on an asbestos core which in turn is laminated to a 0.24 steel backing. The panels are 4'-0" wide and range in height to 16'-0". The panels are attached to a solid wall by means of clips, spaced a maximum of 2'-0" on centers in a vertical plane for each panel.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and were found to comply with the specification and description.

RECOMMENDATION: The Committee on Test recommends the approval of the United States Plywood Wood-Lobby Panel for use in New York City under the provisions of C26-667.0.7.b Administrative Building Code on condition that plans submitted to the Department of Building showing the proposed use of this panel should be marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 499-59-SM".

The Committee is of the opinion that as the wood veneer facing being 1/20 of an inch in thickness and is mounted directly to an incombustible backing that the panel may be used in lobby and corridor areas.

(Sgd.) WILLIAM A. NOLAN, Director,

JOHN A. DARTS, Assistant Engineer,  
GEORGE F. SKLENARIK, Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 511-59-SA

APPLICANT—George D. Roper Sales Corporation, owner.  
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
511-59-SA—George D. Roper Sales Corp., Kankakee, Illinois, filed July 29, 1959 for approval of Roper 36" Gas Range for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Bungalow type combination cooking and heating range.

DESCRIPTION: These are bungalow type domestic gas ranges for cooking and heating with four top burners with baking oven and broiler below at the right side. On the left side below the top burner section is installed a combustion chamber for a gas fired room heater. This chamber is fully sealed by welded construction and finished in a heat resistant porcelain enamel. It is spaced from the walls of the surrounding compartment. The air to be heated is drawn in at the bottom of the compartment and circulates between the compartment walls and the combustion chamber. The heated air is discharged through a grille in the left wall. A 4" flue connection collar with built-in draft diverter projects through backwall of range.

The room heater is equipped with a cast iron blue flame burner. It has a maximum input of 36,000 btu per hour. The room temperature is controlled by a modusnap room



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thermostat by Minneapolis-Honeywell. The burner throttles between maximum input and a fixed bypass input of 10,000 Btu per hour. The burner is ignited from a constant burning pilot which operates a Robertshaw thermo magnetic pilot safety valve.

The heating section of the different models listed is the same; they vary in the cooking section as to accessories and the following for natural, manufactured and mixed gases.

## Model Cooking Section Construction

D12C94—Basic Model.

D12C92—Same as D12C94 except automatic top burner heat control is eliminated.

U12C94—Same as D12C92 except standard backguard is provided.

U13C92—Same as D12C92 except standard backguard is provided.

U12C91—Same as U12C92 except oven has manual ignition.

U19C95—Same as U12C92 except thermostatically controlled grill is provided.

Model Nos. D12C94, D12C92, U12C94, U12C92 and U19C95 comply with the minimum requirements for gas ranges which display the "CP" trademark.

For use with liquefied petroleum gas and when approved for operation on natural, manufactured and mixed gases.

## Model Cooking Section Construction

D12C94F—Basic Model.

U12C94F—Same as D12C94F except standard backguard is provided.

U19C95F—Same as U12C94F except automatic top burner heat control is eliminated and thermostatically controlled grill is provided.

Model Nos. D12C94F, U12C94F and U19C95F comply with the minimum requirements for gas ranges which display the "CP" trade-mark.

**INSEPECTION AND TEST:** All data submitted was examined by Ass't. Architect T. W. Farricker. These ranges were tested and approved by the American Gas Association, copies of which approval are on file.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Roper 36" Gas Range the Series herein described for use in New York City when the heater section is installed in accordance with the provisions of Article 12, Administrative Building Code and the pertinent sections of the Multiple Dwelling Code and Multiple Dwelling Law when applicable, provided each range shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 511-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 680-59-SA

**APPLICANT**—Edward J. Denecke, for Prizer-Painter Stove Works, owner; Edward J. Denecke, agent.

## APPEARANCES—

For Applicant: Edward J. Denecke.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 680-59-SA—The Prizer-Painter Stove Works, Inc., Reading, Pa., filed October 23, 1959 for approval of the Perfect Prizer Blue Flame Gas Conversion Burner, Models A-17, B-83 and S-1000 under the provisions of Article 12, Administrative Building Code.

**USE:** Gas burners for converting coal fired kitchen ranges.

**DESCRIPTION:** The Perfect Prizer Blue Flame Gas Conversion Burner is a cast iron, raised drilled port, atmospheric type burner with adjustable air intake and designed for installation in the fire box of kitchen ranges after removal of all existing brick linings, cast linings, grates, grate frames and waterfront if used. The maximum input is 40,000 Btu per hour.

The Model A-17 is equipped with a Robertshaw No. A-17 combination burner valve, thermostat and automatic pilot valve.

The Model B-83 is equipped with a Baso No. 830 combination burner valve and automatic pilot valve and a Robertshaw No. 2-E thermostat.

The Model S-1000 is equipped with a Robertshaw No. 1000S combination burner valve, thermostat and automatic pilot valve.

**INSPECTION AND TEST:** The details were examined by Ass't. Engr., G. F. Sklenarik. These burners were tested and approved by the American Gas Association for natural, manufactured and mixed gas.

**RECOMMENDATION:** The Committee recommends the approval of the Perfect Prizer Blue Flame Gas Conversion Burner, Models A-17, B-83 and S-1000 for use in New York City when installed in kitchen ranges legally vented in accordance with Article 12, Administrative Building Code and when installed in accordance with this report and the manufacturer's instructions provided that each burner shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 680-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 714-58-SA

**APPLICANT**—Electronics Inc., owner.

**SUBJECT**—Application December 5, 1958—Electro-Magic Motor Steam Cleaner, Model 100, approval of.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Laid over for further discussion and consideration by the Board as to additional tests, as required as per ASME tests for pressure vessels. Date to be set.

## 725-38-A—Vol. II

**APPLICANT**—Industrial Finishing Company, Lessee for Arren Realty Corp., owner.

**SUBJECT**—Application reopened May 12, 1959 as Volume II—appeal from an order of the Fire Commissioner, re window openings in paint storage rooms.

**PREMISES AFFECTED**—38-02 22nd Street, southwest corner of 38th Avenue, Block 391, Lot 18, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Richard H. Nappi.

For Administration: Lieut. John P. Manfredi, Fire Dept.

**ACTION OF BOARD**—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner, dated March 11, 1959 on Order No. 1479-9, reads:

"1. Provide a window opening to outer air in paint storage room. Same to be located not on a lot line, enclosed court, nor opposite within 20 feet of windows of adjacent building. Rule 4.2.

2. Provide that all window openings in paint storage rooms shall be fireproofed and lower half provided within open louvres or ventilated by metal duct or fan at least 8 inches in diameter. Rule 4.2.1, Spray Rules."

and

WHEREAS, the applicant states that the building is 100 feet by 100 feet in area, 1 story, 13 feet 6 inches high, of class 3 construction, located in unrestricted use, B area, class 1½ height district, built in 1927; that the occupancy is in accordance with Certificate of Occupancy 43104 issued against Alt. Applic. 7857-27, given use and occupancy as warehouse and factory without stating number of persons accommodated; that the number of persons is 11; that the proposed paint storage room is 8 feet by 14 feet in area of masonry construction; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Fire Commissioner dated March 11, 1959, acting on Order No. 1479-9, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building comply with drawings filed with this appeal dated March 24, 1959, one sheet, and November 13, 1959, one sheet; that all equipment be maintained to the satisfaction of the Fire Commissioner; and that all other laws, rules and regulations applicable be complied with.

## 361-58-A

APPLICANT—Mastro Plastics Corp., owner.

SUBJECT—Application June 6, 1958—Appeal from a decision of the Fire Commissioner re packaging of tri-bond wall tile Mastic in 1 quart aluminum-lined cardboard containers, not in conformity with Administrative Code requirements.

## APPEARANCES—

For Applicant: Charles A. McGinnis and Harold Perrine.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and  
Commissioner Becker ..... 3

Negative: Vice Chairman Kleinert and Commissioner  
Sleeper ..... 2

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated June 4, 1958, reads:

"This is to inform you that our laboratory has submitted the following flash-point report:

- |                                  |            |
|----------------------------------|------------|
| (1) PLASTIC TILE MASTIC          | Below 75°F |
| (2) WALL PRIMER                  | Below 75°F |
| (3) LIQUID TILE CLEANER & POLISH | 137°F      |
| (4) PASTE TILE CLEANER & POLISH  | 160°F      |
| (5) TILE GROUT                   | No Flash   |

Accordingly, the labels for items (1) and (2) are to be prepared according to the regulations governing the Inflammable Mixtures; items (3) and (4) are to have labels prepared according to the regulations governing the Combustible Mixtures. Item (5) may be marketed

in this City without compliance with our labelling or container regulations.

Upon receipt of the sample labels, the four products will have our approval without delay.

However, your application for our approval of PLASTIC TILE MASTIC in the 1-quart aluminum-lined cardboard containers, must be disapproved as not conforming with Section C-19.59.0, sub-division c. of the Administrative Code.

and

WHEREAS, the applicant states that this appeal relates to the packaging of tri-bond wall tile MASTIC in containers, not in compliance with the Administrative Code; that the flash-point of the MASTIC is 130°F, open cup; that the material is a heavy paste which is not free flowing; that the containers are 1-quart aluminum-lined cardboard containers, called Bazooka-Pac as manufactured by The Philadelphia Container Corporation; and

WHEREAS, the applicant contends that the container has been manufactured since 1956; that up to the present time 250,000 containers have been shipped, stored and used each year without damage; that the containers are similar to tin cans; that all surfaces and contact with the contents are metal; that the bottom and top of the container is tin and the body is aluminum-lined; that closure is by the metal plug at top and the metal plunger at the bottom, locked under a metal binding ring applied to the body; that this construction prevents the contents from being forced from either top or bottom, and maintains a high strength of the fibre body by isolating it from the contents; that the container will be used in one operation, since these contents covers only 10 square feet of area or it can be recamped safely and stored for future use; and

WHEREAS, the applicant states that each carton containing 12 Bazooka-Pacs and 2 pushers with directions for use; that the packages used by removing the plug then the wax paper from the surface of the adhesives, which is approximately ½ inch below the top plug; that the end of the Bazooka is placed against the wall and the pusher is inserted against the plunger on the bottom of the package; that by striking the pusher with the hand it will disengage the plunger from the bottom of the ring; that the package may be held away from the wall at a distance equal to the desired thickness of the adhesive and by pressure on the pusher the adhesive will be forced out on to the wall, where a trowel can be used to further spread and comb the adhesives; and

WHEREAS, the applicant states that the Bazooka-Pacs are packaged 12 to a carton, constructed of 200 pounds test, corrugated stock, conforming to Interstate Commerce, Commission Rule #41; that each Bazooka weighs 3.9 pounds filled; and

WHEREAS, this case was laid over from September 30, 1958 to be set pending hearing on Calendar Number 266-58-SM (Tri-Bond Plastic Tile Mastic, in 1 quart, containers) which was approved December 1, 1959.

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

*Resolved*, that the decision of the Fire Commissioner, dated June 4, 1958, relating to packaging of tri-bond wall tile Mastic in 1 quart aluminum-lined cardboard containers, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that such packaging shall be in accordance with samples submitted to the Board and drawings submitted dated June 6, 1958, 3 sheets; that all laws, rules and regulations applicable shall be complied with.

## 27-59-A

APPLICANT—Dinowitz Used Trucks and Parts, Inc., lessee, for Joseph Dinowitz, owner.

SUBJECT—Application January 14, 1959—Appeal from an order of the Fire Commissioner re destruction of motor vehicles or any parts thereof by open fire.

PREMISES AFFECTED—850-914 Georgia Avenue, 839-903 Alabama Avenue, 440-462 Stanley Avenue and 49-71



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Wortman Avenue, entire block, Block 4363, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herbert Pensig.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner dated December 16, 1958 on Order No. 8616-8, reads:

"1. Discontinue maintenance of Open Fire after 12/31/58. C19-148.0, Administrative Code."

and  
WHEREAS, the applicant states that the plot is 200 feet by 550 feet in area, located in manufacturing use, B area, class 3/4 height district; that the lot is vacant and used as: grade level—wrecking and storage of used trucks and parts and burning junked trucks, 20 persons; that certificate of occupancy 118966 issued against Alt. Applic. 2628/47 gives use as: vacant lot to be occupied for wrecking and storage of used trucks and parts; that an indispensable ingredient of applicant's business is the burning and destruction of the trucks by means of placing same in an open fire upon the aforesaid premises; that at all times since the present occupant commenced its business on said premises, it has so used an open fire for the purpose of destroying and wrecking the said trucks; that at all times during the period of this occupancy, the Fire Department has issued permits to the occupant to so conduct its business; that the occupant has during the said period maintained all necessary fire prevention apparatus on or about the aforesaid premises in accordance with Fire Department regulations and that during said period no violations have been placed upon the aforesaid premises; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the denial of the appeal.

Resolved, that the decision of the Fire Commissioner acting on Order #8616-8, Objection 1, dated December 16, 1958, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

## 290-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re frame construction, fire limits; previously granted on condition.

PREMISES AFFECTED—259-51 147th Drive, north side, 146.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 14, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 40 inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 32 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', one sheet, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects."  
(N.B. App. 418-59)

## 294-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-47 147th Drive, northside, 182.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 16, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 41½ inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 36 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', one sheet, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects."  
(N.B. App. 375/59)

## 295-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-43 147th Drive, north side, 217.65 feet west of Francis Lewis Boulevard, Block 13683, Lot 18, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street



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grade is 46 $\frac{3}{4}$  inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 38 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 419/59)

## 296-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-39 147th Drive, north side, 253.15 feet west of Francis Lewis Boulevard, Block 13683, Lot 19, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 36 inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 41 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 420/59)

## 297-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-35 147th Drive, north side, 288.65 feet, west of Francis Lewis Boulevard, Block 13683, Lot 21, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 49 $\frac{1}{4}$  inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 43 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', on sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. App. 421/59)

## 298-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-31 147th Drive, north side, 286.5 feet east of 259th Street, Block 13683, Lot 22, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 52 $\frac{1}{2}$  inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 43 inches above the finished garage floor, as shown on survey marked 'Received December 10, 1959', one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. APP. 422-59)

## 299-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-27 147th Drive, north side, 251 feet east of 259th Street, Block 13683, Lot 24, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 54½ inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 47½ inches above the finished garage floor, as shown on survey marked "Received December 10, 1959", one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App 423/59)

## 300-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-23 147th Drive, north side, 215.5 feet east of 259th Street, Block 13683, Lot 25, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

WHEREAS, the applicant now states that the actual street grade is 54¼ inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 48 inches above the finished garage floor, as shown on survey marked "Received December 10, 1959", one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App 424/59)

## 301-59-A

APPLICANT—Julius S. Rapson, for Del-Hi Homes, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent;—re garage below street grade; previously granted on condition.

PREMISES AFFECTED—259-19 147th Drive, north

side, 180 feet east of 259th Street, Block 13683, Lot 27, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant now states that the actual street grade is 54¾ inches below the legal grade; that the garage grade will be more than 18 inches below the legal grade but in all cases from six to twelve inches above the actual street grade.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only insofar as it refers to the legal grade, so that as *amended* this portion of the resolution shall read:

"that the legal grade shall be not more than 44½ inches above the finished garage floor, as shown on survey marked "Received December 10, 1959", one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB App 425/59)

## 498-59-A

APPLICANT—Norman Lederer and Leonard Joseph, for A. B. Realty Corporation, owner.

SUBJECT—Application July 21, 1959—Appeal from a decision of the Borough Superintendent—re Egress.

PREMISES AFFECTED—225-227 West 36th Street, north side, 269 feet 2 inches west of 7th Avenue, Block 786, Lot 29, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 20, 1959 on B.N. Applic. 1775/59, reads:

"Fire escape on 7 story factory bldg. is contrary to Sec. 271 of Labor Law."

WHEREAS, the applicant states that the building is 36 feet 9½ inches by 99 feet 9 inches in area, 7 stories, 80 feet high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1903, used and occupied as follows: cellar—storage and sales rooms (fabrics), 8 persons; 1st floor—shipping, office and trucking firm, 10 persons; 2nd floor—show rooms, offices and sales, 40 persons; 3rd floor—zipper manufacturing and sales, 40 persons; 4th floor—knitwear manufacturing and sales, 40 persons; 5th floor—dress manufacturing and sales, 40 persons; 6th floor—button manufacturing, and sales, 40 persons; 7th floor—novelty manufacturing and sales, 40 persons; that the exits consist of an interior 4 foot wide steel stair enclosed in masonry partitions with kalemein self-closing doors; that the second egress is through a rear 60° fire escape; that the termination of this fire escape is through a passageway on the 2nd floor and thence through the 1st floor public hall; that the building is equipped with a standpipe system; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the denial of the appeal.



# MINUTES

*Resolved*, that the decision of the Borough Superintendent, dated July 20, 1959, acting on B.N. Applic. 1775/59, be and it hereby is *affirmed* and that the appeal be and it hereby is *denied*.

## 541-59-A

APPLICANT—Jerome W. Perlstein, for Hawley Fuel Corporation, owner.

SUBJECT—Application August 21, 1959—Appeal from decision of the Borough Superintendent—re frame building, business use.

PREMISES AFFECTED—214-45 42nd Avenue, north side, 160 feet west of 215th Street, Block 6290, Lot 48, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Jerome W. Perlstein.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1959 on Alt. Applic. 1382/59, reads:

"Proposed use of an office in a frame building is contrary to 4.1.3 of the Building Code."

and

WHEREAS, the applicant states that the building is 31 feet 6 inches by 27 feet 6 inches in area, 2 stories and attic, 25 feet high of class 4 construction, located in unrestricted use, D area, Class 1½ height district, built in 1920, used since 1942 as follows: cellar—ordinary—boiler; 1st floor—offices, 4 persons; 2nd floor—offices 3 persons; by the office of the Hawley Fuel Corporation which maintains its coal storage yard in the adjacent lot #40; that the cellar stair enclosure and the ceiling are of fire retarded construction; that the new fireproof self-closing doors shall be rehung to to swing in the direction of egress; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting of the appeal on certain conditions, one that the building be sprinklered.

*Resolved*, that the decision of the Borough Superintendent, dated August 11, 1959, acting on Alt. Applic. 1382/59, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the work shall be done in accordance with drawings filed herewith dated August 21, 1959, 3 sheets; that the building shall be sprinklered throughout; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy shall be obtained.

## 4-54-A—Vol. II

APPLICANT—M. Martin Elkind, for Dehila P. O'Dowd, owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Gerald F. Brandman.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 229-36-A—Vol. II

APPLICANT—Otto J. & Warren A. Sambach, for Metrover, Inc., owner.

SUBJECT—Application reopened November 10, 1959—

Appeal from an order and a decision of the Fire Commissioner—re—Telegraphic Communication.

PREMISES AFFECTED—1148 Metropolitan Avenue, southwest corner of Varick Avenue, Block 2943, Lot 10, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Warren A. Sambach.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to January 19, 1960, at 2 P. M., for inspection by Committee of Board and for decision to amend his plans and statement.

## 560-46-A—Vol. III

APPLICANT—Joseph Lau and Noah Sherman for the Estate of Morris B. Baer, owner; E. S. Coffee Shops, Incorporated, Lessee.

SUBJECT—Application reopened September 29th, 1959 as Volume III—Appeal from a decision of the Borough Superintendent, re—class 3 construction.

PREMISES AFFECTED—754 to 756 Seventh Avenue, west side, 41 feet 6 inches south of West 50th Street, Block 1021, Lot 34, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman.

ACTION OF BOARD—Laid over to January 19, 1960, at 2 P. M. for reinspection by committee of Board and for decision; applicant to consult with Engineer of the Board.

## 535-59-A

APPLICANT—Thomas V. Burke, Borough Superintendent.

OWNER OF PREMISES—Miltrose Corp.

SUBJECT—Application August 4, 1959—Revocation of Certificate of Occupancy 50688-59, dated May 28, 1959.

PREMISES AFFECTED—222-226 East 121st Street, south side, 207 feet and 6 inches east of 3rd Avenue, Block 1785, Lot 39, Borough of Manhattan.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. at request of owner's representative; applicant (Dept. of Bldgs.) to be notified.

## 595-59-A

APPLICANT—Harry Silverman, for 940 Third Avenue, Incorporated, owner.

SUBJECT—Application September 18, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, commercial use.

PREMISES AFFECTED—940 Third Avenue, west side, 75 feet, 5 inches north of East 56th Street, Block 1311, Lot 36, Borough of Manhattan.

### APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Laid over to January 12, 1960, at 2 P. M. for decision; applicant to revise plans as to enclosure and sprinklers.

## 610-59-A

APPLICANT—Albert E. Schaefer, for Nourollah Farhadi, owner.

SUBJECT—Application September 25, 1959—Appeal from a decision of the Borough Superintendent re—class 3 construction, commercial use.

PREMISES AFFECTED—920 Third Avenue, west side, 75 feet 5 inches north of East 55th Street, Block 1310, Lot 36, Borough of Manhattan.

### APPEARANCES—

For Applicant: Albert E. Schaefer, Mary Farhadi and Victor E. Block.

ACTION OF BOARD—Laid over to January 19, 1960, at 2 P. M. for inspection and decision; hearing closed.



# MINUTES

## 672-59-A

APPLICANT—Charles M. Spindler, for Sun Oil Company, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of the Fire Commissioner re—gasoline tanks.

PREMISES AFFECTED—5610-5644 Avenue U, south side, foot of Pearson Street, Block 8470, Lot 130, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to January 19, 1960, at 2 P. M. Applicant to revise drawings as to ventilation and to submit statement as to air changes in vault, and for inspection and decision; hearing closed.

## 312-24-BZ—Vol. II

APPLICANT—Edwin F. Taylor, for Solmax Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, permitting in a residence and business use district, the use of two vacant spaces in existing business building (stores); to be used as retail stores restricted to occupancy permitted in a restricted retail use district, with show windows and window signs beyond the permitted distance from the intersection for a term of years.

PREMISES AFFECTED—1418-1424 Elm Avenue and 1310-1320 East 15th Street, southwest corner, Block 6743, Lot 12, Borough of Brooklyn.

APPEARANCES—

For Applicant: Edwin F. Taylor.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on May 24, 1949, on certain conditions; and

WHEREAS, the term of variance was extended on June 21, 1955; and

WHEREAS, time to obtain permits and complete the work was extended on February 28, 1956; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 23, 1924, as *amended* through February 28, 1956, by adding thereto:

“that the area of the public market may be reduced by the erection of a partition, thus creating an additional store on the Elm Avenue frontage, as shown on revised drawing dated December 9, 1959, two sheets; that the tenancy of this new store shall be only for such use as is permitted in a local retail use district; that all permits shall be obtained and all work completed within three months from the date of this *amended* resolution; and that a new certificate of occupancy shall be obtained; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt. 2738/59)

## 960-57-BZ

APPLICANT—Albert Melniker, for Joseph J. Thomas, owner; Isle Fuel Oil Service Co., under contract to purchase.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Reso-

lution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools only, sale of accessories, and parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—1400 Bay Street and 5 Fingerboard Road, northwest corner, Block 2864, Lot 57, Rosebank, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 6, 1959 on certain conditions; and

WHEREAS, the resolution was amended on October 6, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 6, 1959, as amended on October 6, 1959 only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB app 1247/57)

## 24-59-BZ

APPLICANT—Reginald S. Hardy, for Bohack Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D area district, the erection of a one story and cellar structure for use as a retail supermarket with accessory parking extending the residence portion of the premises, the proposed business sign extends above the first floor, ceiling and the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—298 West 231st Street, southeast corner of Tibbett Avenue, Block 2406, Lots 14, 29 and 35, Borough of The Bronx.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1959 by adding thereto:

“that if the owner desires to make certain minor changes in arrangement by including Lot 10 for accessory parking such changes may be permitted as shown on revised drawings dated December 9, 1959, 2 sheets, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects.” (N.B. 1156/58)



# MINUTES

## 32-59-BZ

APPLICANT—Leonard F. Rothkrug, for Shield Oil Company, Incorporated, and Morris Miller, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repairs, lubritorium, car washing, non-automatic, office, sales of auto accessories and parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—8211 Flatlands Avenue, northwest corner of East 83rd Street, Block 8003, Lots 1, 3, 5 and 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

WHEREAS, this application was granted by the Board on June 30, 1959, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1959, by adding thereto:

"that if the owner desires to make certain minor changes in arrangement such changes may be permitted as shown on revised drawing dated December 8, 1959, two sheets, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Amdt to NB (2619/58))

## 170-36-BZ

APPLICANT—Kathe Kessler, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than 5 motor vehicles and also the conversion of occupancy of an existing structure on the plot of three 3-car garages.

PREMISES AFFECTED—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Henry Kessler.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M. to consider extension of the term of variance requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 3-50-BZ

APPLICANT—James E. McLarney and Son, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of

the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy from storage and boiler room in the cellar, 1st floor, stores and 2nd floor, offices, to storage, boiler room, embalming room in cellar, funeral parlor and offices on 1st floor and funeral parlor on 2nd floor.

PREMISES AFFECTED—884-886 Lexington Avenue and 128 East 66th Street, southwest corner, Block 1400, Lot 58, Borough of Manhattan.

### APPEARANCES—

For Applicant: Dennis P. Coleman and John C. Delaney.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 17, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt Avenue and 178 Beach 32nd Street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens.

### APPEARANCES—

For Applicant: Nathaniel C. Saxe.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West 46th Street Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 9, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the demolition of existing buildings and permitting vacant plot to be used for the parking and storage of motor vehicles for a term of 15 years.

PREMISES AFFECTED—309-311 West 46th Street, north side, 145 feet west of 8th Avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

### APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M., to consider extension on the term of the variance, requiring a new



# MINUTES

decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 224-57-BZ

APPLICANT—Haus & Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sales of auto accessories and minor repairs with hand tools only for the stated term of 15 years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46 (42 new), Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 294-57-BZ

APPLICANT—Frank Negrón, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frank Negrón and Joseph L. McLemore.

ACTION OF BOARD—Application reopened and set for hearing on February 2, 1960, at 10 A. M., to consider extension of the term of the variance requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 600-57-BZ—Vol. II

APPLICANT—Burke, Green & Groh, for John Dugack (lot 1), Steve Wasilchuk & Natalie Wasilchuk (lot 6), owners.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and main-

tenance of a gasoline service station, lubritorium, car washing non-automatic, minor repairs, with hand tools only, office, sales and storage of auto accessories and parking of cars waiting for service with curb cuts and ground sign in a residence use district, for a stated term of 15 years.

PREMISES AFFECTED—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:05 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 5, 1958, as they appeared in Bulletin No. 51, Vol. 43, hereby corrected to read as follows:

## 212-35-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Maria DePalma, owner; Rayco Auto Seat Covers Inc., Lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7b, 7c, and 7A of the Zoning Resolution, to permit on a plot partly in a business use and partly in a residence use district, the extension of the use of display, sales, storage and installation of auto seat covers to include minor motor vehicle repairs with hand tools limited to the installation and service of mufflers and tailpipes, and the extension of the parking of more than five (5) motor vehicles for patrons only from the business portion into the residence portion with a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert, Commissioner Foley and Commissioner Sleeper ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III, on July 29, 1958, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958, by adding thereto:

*"that a post sign may be as permitted by the Borough Superintendent where lawful in the business use district in accordance with a drawing submitted, marked "Received October 15, 1958 one (1) sheet." N. B. 134-58"*

\* Correction—In the resolution, reference to a sign clarified to read "a post sign," etc., and the insertion of a clause referring to a drawing in relation to such post sign, all as indicated in italics.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....

Name of concern.....

Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

| Regular | Substitute |
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#### WATCHMAN

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#### MALE SEARCHER

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#### FEMALE SEARCHER

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#### STREET ALARM BOX RUNNER

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#### FIRE BRIGADE

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#### EXIT GUARDS

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#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm.



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# RULES

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There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR

TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

## Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.

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# NOTICE

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## WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

*First,* That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second,* That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

*Third,* That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board.

*Fourth,* That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth,* That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

*Sixth,* That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—add postage payment if the forms are forwarded by mail. Purchase payment by postage stamps *NOT ACCEPTABLE*.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS

FEB 4 1960

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No. 3

### DIRECTORY BOARD OF STANDARDS AND APPEALS

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Rules Relating to Smoking in Factories, etc.

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 8, 1960, Order, Petition and Affidavits was served on the Board by Gallet & Goldberg, attorneys for Clearview Gardens First Corporation, et al., petitioners and objecting property owners, seeking a review of the Board's determination on December 1, 1959 of the application reopened September 22, 1959 for rehearing by order of the Court—granting a variance under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sale, storage and parking and storage of motor vehicles; Calendar Number 182-52-BZ—Vol. III; Premises 18-10 Utopia Parkway, northeast corner 19th Avenue, etc., Whitestone, Borough of Queens.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, *Chairman.*



# CALENDAR

## DOCKET

*New Cases Filed up to January 12, 1960*

*Cal. No. Dept. Premises Affected*

**7-60-BZ**—B.Q.—70-58 to 70-66 (70-60 official) Kissena Boulevard, and 153-08 to 153-18 70th Road, southwest corner, Block 6697, Lot 1, Flushing, Borough of Queens, N.B. 3758-59, re—proposed demolition, reconstruction, and extension of use of an existing gasoline station, office and lubritorium, to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, etc., local retail use district and extending into residence use district; proposed business entrance (curb cut) within 75 feet of a residence use district.

**8-60-BZ**—B.B.—762-772 Sheffield Avenue, northwest corner Linden Boulevard, Block 4321, Lot 22, Borough of Brooklyn, Alt. 2503-59, re—proposed store for stock room, installation of auto seat covers and tires, and the installation of automobile mufflers and tail pipes, business use district.

**9-60-BZ**—B.B.—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z, 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn, Alt. 3879-59, re—proposed extension of the existing building to exceed the permitted area, "D" Area, business use district.

**10-60-SM**—Aircon Grease and Air Filters, (to stop grease and dirt and filter the air), manufactured by Aircon Filter Sales & Service Co., Material.

**11-60-SA**—Ronan & Kunzl, Inc. Liquid Oxygen, Nitrogen and Argon Customer Converters, 300 gallon, 600 gallon and 1200 gallon (appliances to store liquefied gas and convert to vapor automatically to feed customer's pipe line), manufactured by Ronan & Kunzl, Inc., Appliance.

**12-60-SM**—Shure Set Fastening System, (hammer driven fastenings into steel, concrete and other building materials), manufactured by Ramset Fastening System, Winchester-Western Division, Appliance.

**13-60-BZ**—B.M.—59-61 Barrow Street, south side, 58 feet  $1\frac{3}{4}$  inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan, Alt. 1820-59, re—change from one non-conforming use to another non-conforming use, residence use district.

**14-60-SM**—Colonial Sand & Stone, (material used as aggregate in concrete and roadwork), manufactured by Colonial Sand & Stone Co. Inc., Material.

**15-60-SM**—Inland Standard Heavy Duty and Super Duty Ribform, (composite structural tests with poretherm and ribform), manufactured by Inland Steel Products Company, Material.

**16-60-BZ**—B.Q.—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots, 48, 49, 52, 53 and 121, Corona, Borough of Queens, N.B. 4762-59, re—proposed supermarket, free parking for more than 5 motor vehicles

for patrons and employees; and curb cuts for business use; residence use district.

**17-60-BZ**—B.Q.—240-04 Merrick Boulevard and 134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens, Alt. 2190-59, re—proposed extension to a building, local retail and residence use district.

**18-60-SA**—Holyoke-Empire, Model No. 50P, Gas Range Conversion Burner, manufactured by Holyoke Heater Corp., of Conn., Inc., Appliance.

**19-60-BZ**—B.Bx.—252 E. 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx, Alt. 1149-59, re—parking and storage of more than 3 passenger motor vehicles, residence use district, in conjunction with a two family dwelling.

**20-60-BZ**—B.B.—1601 East 16th Street, southeast corner of Avenue P, Block 6779, Lot 1, Borough of Brooklyn, Alt. 3315-59, re—parking of motor vehicles for patrons of market adjoining lot, residence use district.

**21-60-BZ**—B.Q.—88-11 to 88-21 (88-15 official) Rockaway Boulevard and 88-10 to 88-18 101st Avenue, northeast corner, and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens, N.B. 3925-59, re—proposed gasoline service station, lubrication, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles and ground sign, business use district.

**22-60-BZ**—B.Q.—113-07 to 113-21 (113-21 official) Rockaway Boulevard, north side, from 114th Street to 113th Street, 114-02 to 114-12 114th Street, 114-01 to 114-03 13th Street; and 113-06 to 113-20 Linden Boulevard, Block 11640, Lot 4, Aqueduct, Borough of Queens, N.B. 3926-59, re—proposed gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles; and ground sign, retail use district.

**23-60-BZ**—B.B.—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 23, Borough of Brooklyn, Alt. 2822-59, re—proposed extension of present structure is in excess of area permitted, business and residence use districts.

**24-60-A**—B.Q.—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens, Alt. 1885-59, re—proposed factory use in frame building.

**25-60-A**—B.B.—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn, Alt. 3655-59, re—proposed conversion to a converted Multiple Dwelling; halls and stair enclosures to be fireproof.

**26-60-BZ**—B.Bx.—1223 Gerard Avenue, west side, 108.11 feet north of East 167th Street, Block 2489, Lot 70, Borough of The Bronx, Alt. 1181-59, re—proposed parking lot for more than five motor vehicles, residence use district.



# CALENDAR

**27-60-BZ**—B.B.—466-476 Fenimore Street, south side, 100 feet east of New York Avenue, 645 New York Avenue, Block 4815, Lot 14, Borough of Brooklyn, Alt. 2465-59, re—parking of motor vehicles, partly residence use district, partly business use district.

**28-60-SM**—PD Concrete Inserts, (to provide threaded metal holes in concrete products), various models, manufactured by Star Precision Devices, Inc., Material.

**29-60-SA**—Vendo, Model Nos. V23, V44, V80, V92, V144 and V216, (coin operated vending machines to vend refrigerated glass bottles), (Coca-Cola), manufactured by The Vendo Company, Appliance.

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**595-44-BZ**—Vol. II—B.M.—30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan, Alt. 2071-59, reopened for consideration as to amendment of resolution, re—non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

**677-53-BZ**—B.Q.—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens, N.B. 3367-53, reopened for consideration as to extension of time to complete, re—motor vehicle repairs, body and fender work, painting, spraying and welding, parking of cars waiting to be serviced—business use district.

**678-54-BZ**—Vol. II—B.B.—60-64 Hope Street, south side, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn, Alt. 2731-59, re—proposed extension to be used as a boiler room—business and unrestricted use district.

**289-40-BZ**—Vol. IV—B.Bx.—103-113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of The Bronx, Alt. 913-59, re—extension of use of pasteurizing and milk plant—business use district.

**283-53-BZ**—Vol. II—B.Q.—59-02 to 59-12 37th Avenue, south side, from 59th to 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens, Alt. 2221-59, re—proposed 2 story extension to a one story existing building to include storage and office use on the first floor and office use on the second floor, etc.—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JANUARY 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, January 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

Laid over from January 12, 1960, to January 26, 1960, for hearing at request of objector, applicant concurring.



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## 597-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

PREMISES AFFECTED—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

## 534-59-BZ

APPLICANT—Andrew Di Camillo, for Beatrice Thurer, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

PREMISES AFFECTED—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

## 485-59-BZ

APPLICANT—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

SUBJECT—Application July 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station for the sale of gasoline and oil for marine service only for a stated term of ten (10) years.

PREMISES AFFECTED—565-567 City Island Avenue, east side, 74.77 feet north of Cross Street, Block 5635, Lot 156, Borough of The Bronx.

## 681-59-BZ

APPLICANT—Charles M. Spindler, for Frank Pagano, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension occupying more than the area coverage.

PREMISES AFFECTED—32-61 110th Street, east side, 96.17 feet north of Northern Boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

## 794-59-BZ

APPLICANT—Leonard Lazarus, for Joseph Shapiro and Eric J. Frank, owners.

SUBJECT—Application December 2, 1959—decision of the Borough Superintendent, under Section 9A of the Zoning Resolution, to permit in a class 1½ height district, the erection of a multiple dwelling 10 and 12 stories in height exceeding the height permitted within two miles of a designated airport.

PREMISES AFFECTED—86-45 St. James Avenue, northwest corner of 88th Street, Block 1581, Lots 28, 31, 34, 37, 39 and 42, Elmhurst, Borough of Queens.

## 587-59-BZ

APPLICANT—Arnold Arbeit, for Queens Retail Development Corporation, owner; Alexander's Department Store Incorporated, lessee.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a roof sign on the existing building occupied as a department store.

PREMISES AFFECTED—96-05 Queens Boulevard, north-

east corner of Junction Boulevard, Block 2084, Lot 101, Rego Park, Borough of Queens.

## 561-59-BZ

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking of more than five (5) cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—3221-3225 Boston Road, 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

## 563-59-BZ

APPLICANT—Sol Oberwager, for J. J. A. Holding Corporation, owner.

SUBJECT—Application July 29, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

PREMISES AFFECTED—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan.

## 628-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Kent Towers Incorporated, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for, John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, west side, 94.70 feet north of 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

## 726-59-BZ

APPLICANT—Albert Melniker, for Dorothy and Alexander Dalessio, owners.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Sections 7f, 7e, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—345 Targee Street and 40 Osgood Avenue, southeast corner, Block 635, Lot 9, Borough of Richmond.

## 682-59-BZ

APPLICANT—Charles M. Spindler, for 39-46 Crescent Street Building Corporation, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the



# CALENDAR

Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.  
**PREMISES AFFECTED**—72-02 to 72-12 Roosevelt Avenue, (72-02 Roosevelt Avenue official), southeast corner of 72nd Street, Block 1304, Lot 32, Jackson Heights, Borough of Queens.

## 562-59-BZ

**APPLICANT**—Robert Gottlieb, for Patrick Mahony, owner.

**SUBJECT**—Application September 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two car accessory garage to the present one family dwelling within the required fifteen (15) foot setback.

**PREMISES AFFECTED**—360 West 260th Street, south side, 51.54 feet west of Fieldstone Road, Block 3423, Lots 565 and 665, Borough of The Bronx.

## 696-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

## 715-59-BZ

**APPLICANT**—Samuel Rosenblum, for Peter S. Bing, owner.

**SUBJECT**—Application November 2, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the erection of a seventeen (17) story Class A multiple dwelling which exceeds the permitted height as an extension to an existing seventeen (17) story multiple dwelling on the abutting Lot 20.

**PREMISES AFFECTED**—123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

**Hearing closed**.—Laid over from December 22, 1959, to January 12, 1960, for hearing at request of objector, applicant concurring; then to January 26, 1960, for inspection and decision.

## 716-59-A

**APPLICANT**—Samuel Rosenblum, for Peter S. Bing, owner.

**SUBJECT**—Application November 2, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 26, (2, and 10) 102 (3) and 103 (2) re—height, bulk, egress, and storage spaces.

**PREMISES AFFECTED**—123-129 Greenwich Avenue, and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

## 546-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Astoria Holding Corporation, owner.

**SUBJECT**—Application August 17, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store, storage room and parking of cars awaiting service for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1001-1013 East 69th Street, and 6901-6917 Avenue K, northeast corner and 2063-2067 Ralph Avenue, Block 8339, Lot 1, Borough of Brooklyn.

**Hearing closed**.—Laid over from January 12, 1960, to January 26, 1960, for inspection and decision.

## 538-59-BZ

**APPLICANT**—Haus and Bresin, for Ralph Di Domenico, owner.

**SUBJECT**—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—163-10 Cross Bay Boulevard, and 92-12 163rd Avenue, south west corner, Block 14076, Lots 55, 115, Howard Beach, Borough of Queens.

**Hearing closed**.—Laid over from January 12, 1960, to January 26, 1960, for inspection and decision.

## 496-59-BZ

**APPLICANT**—Reginald S. Hardy, for H. C. Bohack Company Incorporated, owner.

**SUBJECT**—Application July 24, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building, for use as a super-market and stores extending from the residence district into the retail district with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district.

**PREMISES AFFECTED**—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

**Hearing closed**.—Laid over from January 12, 1960, to January 26, 1960, for inspection and decision.

## 497-59-A

**APPLICANT**—Reginald S. Hardy, for H. C. Bohack Company, Incorporated, owner.

**SUBJECT**—Application July 24, 1959—Class 3 Construction, Area excessive.

**PREMISES AFFECTED**—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

## 239-26-BZ—Vol. III

**APPLICANT**—Charles M. Spindler, for Abraham Winick, owner.

**SUBJECT**—Application reopened October 14, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories with show window within 75 feet of residence use district.

**PREMISES AFFECTED**—1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

**Hearing closed**.—Laid over from December 15, 1959, to January 12, 1960, for continued hearing; then to January 26, 1960, for inspection and decision.

## 676-51-BZ—Vol. IV

**APPLICANT**—Samuel Carr for, Rosenberg Associates, owner.

**SUBJECT**—Application reopened June 9, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit on a plot partly in local retail and partly in residence use district the erection and maintenance of a gasoline service station, automobile showroom, office, lubritorium, auto washing, non-automatic, sales and storage of accessories,



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parking of cars awaiting service and minor auto repairs with hand tools only and auto safety inspection station, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from December 1, 1959, for hearing, to December 22, 1959, at the request of objectors; applicant to obtain new objection from the Building Department; then to January 12, 1960, for inspection and decision; then to January 26, 1960, for additional inspection and decision.

## 436-59-BZ

**APPLICANT**—Burke, Green and Groh, for James A. Kennedy and Michael J. Kennedy, owners.

**SUBJECT**—Application July 1st, 1959—decision of the Borough Superintendent, under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut (business entrance) within 75 feet of a residence use district.

**PREMISES AFFECTED**—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from December 22, 1959 to January 12, 1960, for inspection and decision; then to January 26, 1960, for decision; applicant to file new drawing confining the gasoline station to the retail district.

## 193-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Vincent Todaro, for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

**SUBJECT**—Application March 25, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the extension of a nursing home occupying more than the permitted area and without the required setback.

**PREMISES AFFECTED**—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

**Hearing closed.**—Laid over from December 22, 1959, to January 12, 1960, for inspection and decision; then to January 26, 1960, for decision; at request of the applicant.

## 806-56-A—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Vincent Todaro, for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent—re Class 3 construction.

**PREMISES AFFECTED**—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

## 355-59-BZ

**APPLICANT**—Leonard F. Rothkrug, for Note Realty Corporation, owner.

**SUBJECT**—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of (15) years.

**PREMISES AFFECTED**—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens.

**Hearing closed.**—Laid over from December 8, 1959, to December 22, 1959, for inspection and decision; then to

January 12, 1960, at the request of the applicant; then to January 26, 1960, at request of the applicant.

MAX H. FOLEY, *Chairman.*

## JANUARY 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, January 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 344-57-SA

**APPLICANT**—Tjernlund Mfg. Company, owner—draft inducer.

### 492-58-SM

**APPLICANT**—R. E. Ashley, for Bethlehem Steel Co., owner—incombustible roof deck.

### 107-59-SM

**APPLICANT**—Bethlehem Steel Co., owner—steel joist.

### 155-59-SA

**APPLICANT**—Philco Corp., owner—washing machine.

### 235-59-SM

**APPLICANT**—Williamsburg Steel Products, owner—3 hr. fire door.

### 385-59-SM

**APPLICANT**—Boston Stove Co., owner—domestic gas range and heating.

### 631-59-SM

**APPLICANT**—American Felt Company, owner—wall covering.

### 440-39-SM

**APPLICANT**—U. S. Gypsum Company, owner—amendment of resolution, additional built-up roofing.

### 110-50-SM

**APPLICANT**—U. S. Gypsum Company, owner—amendment of resolution, additional asbestos shingles.

### 377-58-SA

**APPLICANT**—The Coleman Company, owner—amendment of resolution, additional models gas-fired room heaters.

### 383-59-A

**APPLICANT**—Aaron Halpern, for Salvatore Mugnano, owner.

**SUBJECT**—Application June 15, 1959—Frame Building.  
**PREMISES AFFECTED**—98-11 101st Avenue, north side, 87.50 feet east of 98th Street, Block 9075, Lots 54 and 154, Ozone Park, Borough of Queens.

### 566-48-A—Vol. II

**APPLICANT**—Hurley and Hughes for New York College of Music, owner.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

**PREMISES AFFECTED**—114-116 East 85th Street, south side, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

### 333-58-A—Vol. II

**APPLICANT**—Philip Freshman for Isaac Baron, owner; Big Apple, Lessee.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re: Egress, opening in the fire wall, and live load.  
**PREMISES AFFECTED**—1613 to 1635 East 16th Street,



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east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

## 651-59-A

APPLICANT—H. Herbert Lilien, for Valpark Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 of the Multiple Dwelling Law re—apartment in cellar.

PREMISES AFFECTED—3000 Valentine Avenue, northeast corner of East 201st Street, Block 3307, Lot 1, Borough of The Bronx.

## 555-59-A

APPLICANT—Herman E. Horwood for Duncan M. Findlay, owner.

SUBJECT—Application August 26, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—83-85 Worth Street, north side, 202.10½ feet west of Broadway, Block 173, Lot 2, Borough of Manhattan.

## 566-59-A

APPLICANT—Arnold W. Lederer for Esther Greenberger, owner.

SUBJECT—Application September 2, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—925 Ralph Avenue, southeast corner of 89th Street, Block 4709, Lot 34, Borough of Brooklyn.

## 575-59-A

APPLICANT—Patrick D. Concagh for Lee Silberstein, owner.

SUBJECT—Application August 28, 1959—Appeal from a decision of the Borough Superintendent—re fire escape.

PREMISES AFFECTED—34 West 17th Street, south side, 496 feet 6 inches west of 5th Avenue, Block 818, Lot 70, Borough of Manhattan.

## 586-59-A

APPLICANT—University Nursing Home, lessee, for 2505 Grand Avenue Corporation, owner.

SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of 190th Street, Block 3214, Lot 60, Borough of The Bronx.

## 623-59-A

APPLICANT—Sidney H. Kitzler, for George Credidio, owner.

SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

## JANUARY 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Friday morning, January 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

## 353-30-SR

Proposed Amendments to the Rules Governing The Use of Equipment For Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 9, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 9, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 612-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard, and 157-68 to 157-72 18th Avenue, southeast corner, and 18-02 to 18-08 160th Street, Block 4748, Lot 35, Whitestone, Borough of Queens.

## 576-59-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application September 4, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the parking of patrons and employees' cars from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

## 747-59-BZ

APPLICANT—Charles M. Spindler for John Michelangeli, owner.

SUBJECT—Application November 17, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and unrestricted use district the reconstruction of an existing gasoline service station, motor vehicle repair shop with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, and office and sale of accessories and parking and storage of motor vehicles.

PREMISES AFFECTED—28-01 to 28-15 (28-11 official) College Point Causeway and 123-02 28th Avenue, southeast corner, and 28-02 to 28-10 124th Street, Block 4321, Lots 56, 58, 59, and 60, Whitestone, Borough of Queens.

## 679-59-BZ

APPLICANT—Emanuel Kontokosta for Liborio and Josephine Amendola, owners; Mathew S. Savich, lessee.

SUBJECT—Application October 22, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from a one family dwelling to a two family dwelling.

PREMISES AFFECTED—225-35 111th Avenue, northside, 104.09 feet west of 227th Street, Block 11208, Lot 25, Queens Village, Borough of Queens.

## 172-59-BZ

APPLICANT—Gilbert Lazerus for Billiou Corp., Morris Maran and Irving Weinstein, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Sections 7c, 7e, 21 and 19A(J) of the Zoning Resolution, to permit in a residence and local retail use, D area district, the erection of a one story and basement store building, occupying more than the permitted area with less than the required rear yard and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—70-30 to 70-44 Kissena Boule-



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vard, westside, 99.25 feet north of 70th Road, Block 6656, Lot 190, Flushing, Borough of Queens.

## 673-59-BZ

APPLICANT—Lama, Proskauer, and Prober for Robert L. Goetz, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as meeting rooms, storage and equipment, stores and offices and parking on the unbuilt upon portion of the site and business signs.

PREMISES AFFECTED—9613-9623 Avenue A, and 582-584 Rockaway Parkway, northwest corner, and 1225-1237 Linden Boulevard, Block 4717, Lots 1, 6 and 9, Borough of Brooklyn.

## 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corp., owner; Mauricos Co., Inc., lessee.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## 402-59-BZ

APPLICANT—Henry Nordheim for Angelo Corradino, owner.

SUBJECT—Application June 17, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—216-220 East 203rd Street, southside, 142.21 feet east of Grand Concourse, Block 3308, Lots 9 and 10, Borough of The Bronx.

## 453-59-BZ

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of an office and maintenance of an outdoor auto sales lot for the sale and display of motor vehicles with two business ground signs.

PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## 454-59-A

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—filed pursuant to Section 35, General City Law, portion of lot in bed of mapped street. Proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## 231-29-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, owner; Finest Food Market, lessee.

SUBJECT—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent,

under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).

PREMISES AFFECTED—20 East Burnside Avenue, south west corner of Walton Avenue, Block 2854, Lot 44, Borough of The Bronx.

## 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackerson, owner; Benjamin Haskell, lessee.

SUBJECT—Application June 26, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52, and part of lots 35 and 50, Borough of The Bronx.

## 709-59-BZ

APPLICANT—Mario A. Tucciarone for A. J. Panzarella Realty, Incorporated, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion.

PREMISES AFFECTED—156-10 to 156-40 Cross Bay Boulevard, westside, from 156th Avenue to 157th Avenue, Block 13957, Part of Lot 1, Howard Beach, Borough of Queens.

## 172-36-BZ—Vol. III

APPLICANT—A. H. Salkowitz for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to an existing dyeing and finishing factory and extend such uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish Avenue, north side, 135.66 feet east of Queens Boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

## 758-30-BZ—Vol. III

APPLICANT—Charles M. Spindler for Leading Estates, Incorporated, owner.

SUBJECT—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, Northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

## 720-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubrication, car washing and sale of accessories and extend such uses to include minor auto repairs and parking and storage of motor vehicles.

PREMISES AFFECTED—619-641 Coney Island Avenue,



# CALENDAR

east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

## 583-59-BZ

APPLICANT—Leonard F. Rothkrug and Herbst & Ruscinano for Irving London, owner.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage for more than five (5) motor vehicles to storage of lumber, laundry storage and machine shop uses, all for a temporary term of ten (10) years.

PREMISES AFFECTED—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41, and 42, Borough of The Bronx.

## 576-37-BZ, Vol. II—Part II

APPLICANT—Robert J. Crinnion for Benjamin J. Denihan, Inc. and Deborah E. Dumont, owners.

SUBJECT—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956 for an additional term of five years to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 12, 1960, to February 9, 1960, for continued hearing; applicant and objectors to file briefs.

## 595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened January 12, 1960 for consideration as to amendment to resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7d and 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant to non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

PREMISES AFFECTED—30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

## 677-53-BZ

APPLICANT—Lama, Proskauer and Prober for Market Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application reopened January 12, 1960 for con-

sideration as to extension of time to complete, expired October 21, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 9, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 9, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 963-55-A—Vol. II

APPLICANT—Ronson Corporation, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—re: packaging and marketing of Combustible Mixture known as Ronsonol "One Shot" Lighter Fluid in New York City (containers not in accordance with Administrative Code Requirements).

## 444-59-A

APPLICANT—Dutt Realty Corp., owner; Richardson & Dutt, Inc., lessee.

SUBJECT—Application July 2, 1959—Appeal from a decision of the Fire Commissioner—re: Dry Sprinkler System.

PREMISES AFFECTED—789-791 3rd Avenue, east side, 25 feet south of East 49th Street, Block 1322, Lot 47, Borough of Manhattan.

## 522-59-A

APPLICANT—Lama, Proskauer and Prober for Fifth Avenue Jewelers Exchange Incorporated, owners.

SUBJECT—Application August 5, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—30-34 West 47th Street, south side, 390 feet west of Fifth Avenue, Block 1262, Lot 54, Borough of Manhattan.

## 598-59-A

APPLICANT—S. Walter Katz for Rayaldo Realty Corporation, owner.

SUBJECT—Application September 21, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 construction, height excessive.

PREMISES AFFECTED—1134 First Avenue, eastside, 50 feet 5 inches north of 62nd Street, Block 1457, Lot 3, Borough of Manhattan.

## 713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company, Incorporated, owner; Parsons Sanitarium, Incorporated, lessee.

SUBJECT—Application November 2, 1959—Appeal from a decision of the Borough Superintendent—re frame building, business use.

PREMISES AFFECTED—139-78 35th Avenue, southside, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JANUARY 12, 1960, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox.

### 239-26-BZ—Vol. III

APPLICANT—Charles M. Spindler for Abraham Winick, owner.

SUBJECT—Application reopened October 14, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories, within 75 feet of residence use district.

PREMISES AFFECTED—1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: Simon Perchik, Paul M. Cutrano, Elizabeth J. Cutrano, Joseph Ruffo and Paul Smaldino.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 576-37-BZ—Vol. II, Part II

APPLICANT—Robert J. Crinnion, for Benjamin J. Denihan, Inc., and Deborah E. Dumont, owners.

SUBJECT—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956 for an additional term of five years to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th Street, north side, 230 feet east of Third Avenue, Block 1419, Lots 10, 11, 12 and 13, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Paul O'Dwyer, Benjamin J. Denihan, Howard N. Meyer, Robert J. Crinnion and Edward T. Crinnion.

For Opposition: Samuel I. Rosenman, Max Freund, Julian E. Gordon, H. A. Leigh, Otto L. Nelson, Jr., and Gordon S. Braislin.

ACTION OF BOARD—Laid over to February 9, 1960, at 10 A. M. for continued hearing applicant and objectors to file briefs.

### 469-41-BZ—Vol. II

APPLICANT—Albert Melniker for Frank L. Grennie, owner, under contract to purchase: Isle Fuel Oil Service Co.

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

#### APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: Helen K. Lucy, John A. Cosgrove, Harry W. Francke, Margaret Walsh, John J. Harmon, Edward De Graff, Austin Lally, Jr., John A. Johnson and Dominick Cornachio.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; hearing closed.

### 254-59-A

APPLICANT—Albert Melniker for Frank L. Grennie, owner.

SUBJECT—Application March 19, 1959—filed pursuant to section 35 General City Law—re curb cuts in bed of mapped street.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

#### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Laid over, date to be set for inspection and decision; hearing closed.

### 676-51-BZ—Vol. IV

APPLICANT—Samuel Carr for Rosenberg Associates, owner.

SUBJECT—Application reopened June 9, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit on a plot, partly in local retail and partly in residence use district, under section 7e, the erection and maintenance of a gasoline service station, automobile showroom, office, lubritorium, auto washing, non-automatic, sales and storage of accessories, parking of cars awaiting service and under section 7i, minor auto repairs with hand tools only and auto safety inspection station, for a stated term of fifteen (15) years.

#### APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for additional inspection and decision; hearing previously closed.

### 180-59-BZ

APPLICANT—John E. Paggioli for Nunziata Carannante, owner.

SUBJECT—Application March 23, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

#### APPEARANCES—

For Applicant: John E. Paggioli, Theresa C. Dimeo and Samuel E. Carannante.

For Opposition: Jaffee Venuto, Mary Foley, Sigmund Goracy, Odysseus Psomas and William C. Anderson.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing closed.

### 193-59-BZ

APPLICANT—Leonard F. Rothkrug and Vincent Todaro for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

SUBJECT—Application March 25, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the extension of a nursing home occupying more than the permitted area and without the required setback.

PREMISES AFFECTED—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at



# MINUTES

10 A.M. for decision at request of the applicant; hearing previously closed.

## 806-56-A—Vol. II

APPLICANT—Leonard F. Rothkrug and Vincent Todaro for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent—re Class 3 construction.

PREMISES AFFECTED—3015 Avenue M, north west corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard Rothkrug.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A.M. at request of the applicant, for decision in conjunction with Cal. No. 193-59-BZ; hearing previously closed.

## 355-59-BZ

APPLICANT—Leonard F. Rothkrug, for Note Realty Corporation, owner.

SUBJECT—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A.M. at request of the applicant; hearing previously closed.

## 371-59-BZ

APPLICANT—John J. Tricarico for George Gargano, owner.

SUBJECT—Application June 9, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, office, accessory sales, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1449 Hylan Boulevard and 65 Cooper Avenue, northwest corner, Block 3326, Lot 57, Dongan Hills, Borough of Richmond.

### APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for applicant to consult with Department of Water Supply, Gas and Electricity; hearing previously closed.

## 412-59-BZ

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station, to include minor auto repairing and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44), Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for further study and decision; hearing previously closed.

## 413-59-A

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959, re—Class 3 Construction.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, north west corner, Block 5433, Lot 42 (formerly 42 and 44), Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A.M. for further study and decision, in conjunction with Cal. No. 412-59-BZ; hearing previously closed.

## 436-59-BZ

APPLICANT—Burke, Green and Groh for James A. Kennedy and Michael J. Kennedy, owners.

SUBJECT—Application July 1st, 1959—decision of the Borough Superintendent, under sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, business entrance, within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A.M. for decision; applicant to file new drawing confining the gasoline station to the retail district; hearing previously closed.

## 496-59-BZ

APPLICANT—Reginald S. Hardy for H. C. Bohack Company Incorporated, owner.

SUBJECT—Application July 24, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building, for use as a supermarket and stores extending from the residence district into the retail district with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 497-59-A

APPLICANT—Reginald S. Hardy for H. C. Bohack Company, Incorporated, owner.

SUBJECT—Application July 24, 1959, Appeal from a decision of the Borough Superintendent, re—Class 3 construction, area excessive.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Theodore Moss, Joseph Shankey and Alfred Sanberg.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for hearing at request of objector, applicant concurring.

## 538-59-BZ

APPLICANT—Haus and Bresin for Ralph Di Domenico, owner.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—163-10 Cross Bay Boulevard and 92-12 163rd Avenue, south west corner, Block 14076, Lots 55 and 115, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 546-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Astoria Holding Corporation, owner.

SUBJECT—Application August 17, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store, storage room and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1001-1013 East 69th Street, 6901-6917 Avenue K, northeast corner and 2063-2067 Ralph Avenue, Block 8339, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 715-59-BZ

APPLICANT—Samuel Rosenblum for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution and 310 of the Multiple Dwelling Law, to permit in a business use district, the erection of a seventeen (17) story Class A multiple dwelling which exceeds the permitted height as an extension to an existing seventeen (17) story multiple dwelling on the abutting lot #20.

PREMISES AFFECTED—123-129 Greenwich Avenue and

2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum and R. Rubin.

For Opposition: Hyman R. Shapiro.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 716-59-A

APPLICANT—Samuel Rosenblum for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of sections 26, (2 and 10) 102 (3) and 103 (2) re—height, bulk, egress and storage spaces.

PREMISES AFFECTED—123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to January 26, 1960, at 10 A. M. for inspection and decision; in conjunction with Cal. No. 715-59-BZ; hearing closed.

## 979-55-BZ

APPLICANT—Lama, Proskauer and Prober, for M.H.C. Realty Corp., owner.

SUBJECT—Application December 12, 1955, decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with ground signs projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 official) Hollis Avenue and 109-42 to 109-46 207th Street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Jack Stillman.

ACTION OF BOARD—Laid over to January 19, 1960, at 10 A. M. for full vote of the Board.

## THE VOTE—

Affirmative: Chairman Foley and Commissioner Fox.. 2

Negative: Vice Chairman Kleinert..... 1

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## 107-34-BZ—Vol. III

APPLICANT—Charles M. Spindler for Shems Realty Corporation.

SUBJECT—Application reopened June 30, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, car washing, non-automatic, lubritorium, office and accessory sales, minor repairs with hand tools only, auto safety inspection, parking and storage of motor vehicles and ground sign for a stated term of fifteen (15) years.

PREMISES AFFECTED—248-53 to 248-61 Jamaica Avenue and 89-14 to 89-22 249th Street, northwest corner, Block 8664, Lot 45, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert

and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner

Becker ..... 2



# MINUTES

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 3, 1959 acting on N.B. Applic. No. 2150-59, reads:

"1. The proposed erection of a gasoline service station, lubritorium, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles on a lot in a retail use district is contrary to Art. 2, Sec. 4-A of the Z.R.

"2. Proposed ground sign in a retail district is contrary to Art. 2, Sec. 4-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which has recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i, for a stated term of fifteen (15) years, to permit in a retail use district, the erection of a gasoline service station, non-automatic car wash, lubritorium, office and accessory sales, minor repairs with hand tools only, auto safety inspection, parking and storage of motor vehicles and a ground sign, *on condition* that the work shall be done in accordance with drawings filed herewith dated June 12, 1957, 4 sheets except that a brick wall shall be constructed across the north side of the property in line with the rear wall of accessory building; that this wall shall be returned on the west side of the lot to the rear of the building on the adjacent plot and that it shall be returned on the 249th Street side to a point in line with the front of accessory building; that a woven wire fence shall be constructed across the opening of the court on the adjacent plot on the west side of this plot; that on 249th Street there shall be three trees planted between the north boundary of this plot and the north edge of the curb cut; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 361-37-BZ—Vol. IV

APPLICANT—Burke, Green & Groh for Stuart A. Weiss and Kenneth M. Weiss, owners.

SUBJECT—Application reopened June 30, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubritorium, office, sale of auto accessories, minor repairs with hand tools only and the continuance of the present parking lot which is a conforming use.

PREMISES AFFECTED—91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1959 acting on N.B. Applic. No. 773-59, reads:

"1. Erection of gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking & storage of motor vehicles in a business use district is contrary to Art. II Sec. 4 (46) (29) of the Zoning Resolution.

"2. Ground signs in a business use district is contrary to Art. II Sec. 4 (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 773-59, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 925-47-BZ

APPLICANT—Gabriel Nathan for Josephine Arteca, owner.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired September 17, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting on the unbuilt upon portion of the residence use portion of the plot, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—168-09 Baisley Boulevard, north side, 186 feet west of Long Island Railroad, Block 12383, Lot 170, Block 12384, Lots 7 and 9, Block 12385, Lot 68, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Mrs. Gabriel Nathan.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, on June 22, 1948 as amended through September 17, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 17, 1959; and

WHEREAS, this application was reopened on December 15, 1959 and set for hearing on January 12, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1959 acting on Misc. Applic. No. 4012-47, reads:

"1. The extension of use of the premises as storage and parking of more than five (5) motor vehicles beyond term specified by the Board of Stds. & Appeals under Resolution 926-47-A and BZ 925-47 is contrary to Board resolution and is referred back to the Board for reconstruction."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 22, 1948, as



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amended through September 17, 1959 only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 537-48-BZ

APPLICANT—Charles L. Koester for Carmen Tomeo, owner.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired May 24, 1959—decision of the Borough Superintendent, previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the extension of existing gasoline station to include motor vehicle repair shop.

PREMISES AFFECTED—133-16 101st Avenue, southwest corner of 134th Street, Block 9501, Lots 7 and 8, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Carmine Tomeo.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, on May 24, 1949 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 24, 1959; and

WHEREAS, this application was reopened on December 15, 1959 and set for hearing on January 12, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 acting on Alt. Applic. No. 460-48, reads:

"1. Application for extension of use of the gas station and repair shop beyond 5-24-59 must be submitted to B. S. & A. for its consideration; use granted by Board under Cal. 531/48/BZ; expired 5-24-59."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 24, 1949, only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 426-51-BZ—Vol. II

APPLICANT—Charles A. Buckley Jr. for Level Realty Corporation, owner; Alexander's Department Store, lessee.

SUBJECT—Application reopened September 15, 1959 as Vol. II—decision of the Borough Superintendent under section 7c of the Zoning Resolution to permit in a residence, business and retail use district, the elimination of a horizontal means of egress on the mezzanine level for egress from the cellar to Grand Concourse and provide egress to Creston Avenue through the passageway of Lot 22 on Block 3167.

PREMISES AFFECTED—2501 to 2515 Grand Concourse, northeast corner, Fordham Road, and Creston Ave-

nue, 2508 to 2514 Creston Avenue, Block 3167, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Maurice J. Schulkind and Arnold A. Arbeit.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated June 22, 1959 as amended by decision dated December 1, 1959, acting on Alt. Applic. No. 17-59, reads:

"1. To change the swing of the door of the Mezzanine passageway for exiting to Creston Avenue which is in a residence district instead of to the Concourse is contrary to Section 3 Art. II Zoning Resolution.

2. To omit the Mezzanine passageway leading to the Concourse is contrary to the Bd. of S. and A. Cal. 426-51-BZ."

and

WHEREAS, after consideration, the committee of the Board recommended that the application be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c of the Zoning Resolution to permit in a residence retail and retail-1 use district, the elimination of a horizontal means of egress on the mezzanine level for egress from the cellar to Grand Concourse and provide egress to Creston Avenue through the passageway of Lot 22 in Block 3167 on condition that the work be done in accordance with drawings filed with this application dated December 7, 1959, seven sheets; on the further condition that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 662-53-BZ

APPLICANT—Lama, Proskauer and Prober for Charles H. Hunsdorfer, owner; Socony-Vacuum Oil Co., lessee.

SUBJECT—Application reopened December 15, 1959 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district the reconstruction and extension of existing gasoline service station, to include lubritorium, car wash, motor vehicle repairs, store, utility room and office, and permitting the parking and storage of motor vehicles.

PREMISES AFFECTED—1228-1242 Forest Avenue and 441 Jewett Avenue, southeast corner, Block 354, Lot 32, West Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker 2



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## THE RESOLUTION—

WHEREAS, on January 19, 1954 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance for the parking and storage of motor vehicles awaiting service, which will expire by time limitation February 4, 1960; and

WHEREAS, this application was reopened on December 15, 1959 and set for hearing on January 12, 1960 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 12, 1960 after a due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N.B. Applic. No. 439-53, reads:

"1. Request for extension of term of variance for an additional period of five years for "parking and storage of motor vehicles awaiting Service" in conjunction with an existing "Gas Service Station, Lubritorium, car washing, motor vehicle repair (hand tools only) store utility Room" in a lot located in a Local Retail Use District is contrary to Article II Section 4C of the Zoning Resolution and is not in accordance with Board of Standards and Appeals variance under Cal. No. 662-53-BZ and must be referred back to the Board of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1954, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 524-56-BZ—Vol. III

APPLICANT—Andrew Di Camillo for Joseph Aievoli, owner.

SUBJECT—Application reopened October 20, 1959 as Volume III—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for more than five (5) motor vehicles to be used in conjunction with a present funeral chapel on Lot No. 46.

PREMISES AFFECTED—6410 to 6416 13th Avenue, west side, 50 feet south of 64th Street, Block 5746, Lots 41 and 44, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Sellitto.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox . . . . . 3

Negative: . . . . . 0

Absent: Commissioner Sleeper and Commissioner Becker 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1959 as amended by decision dated November 17, 1959, acting on Alt. Applic. No. 4290-58, reads:

"1. The proposed parking of more than 5 motor vehicles on a local retail district to be used in conjunction with funeral chapel on adjoining lot #46 (1275-

65th St.) is contrary to Art. II Sec. 4-c of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of fifteen years, to permit in a local retail use district, the maintenance of a parking lot for more than five motor vehicles to be used in conjunction with the funeral chapel on Lot 46, *on condition* that the work shall be done in accordance with plans filed dated October 29, 1959, 3 sheets; that wood bumpers shall be furnished and properly arranged in the parking lot; that where there is a difference in grade, the owner of this plot shall build any necessary retaining wall or walls; that a woven wire fence 5 feet 6 inches high shall be constructed with gates of same height on 13th Avenue; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 190-59-BZ

APPLICANT—John L. Crisona for Matilda and Philip Edwards, owners; Sutton American Corporation, lessee.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of banquet hall and banquet in basement and 1st floor to a T. V. studio and offices, for a stated term of years.

PREMISES AFFECTED—324-334 East 56th Street, south side, 232 feet west of 1st Avenue, Block 1348, Lot 36, Borough of Manhattan.

## APPEARANCES—

For Applicant: Frank J. Crisona.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox . . . . . 3

Negative: . . . . . 0

Absent: Commissioner Sleeper and Commissioner Becker . . . . . 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 1, 1959 after due notice by publication in the Bulletin; laid over to December 22, 1959; applicant to send out legal notices; then to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1959 acting on amendment to Alt. Applic. No. 233-58, reads:

"A-3. Reconsideration is respectfully requested to accept change of banquet hall in basement and 1st story to a T.V. Studio, in a residential use district."—Denied.

"A-7. Reconsideration is respectfully requested to change banquet rooms to offices on 1st Floor in a residential use district."—Denied.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does



# MINUTES

hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the change of use of banquet hall and banquet rooms in basement and first floor to a television studio and offices for a term of twenty (20) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated February 13, 1959, 14 sheets and October 27, 1959, 12 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 504-59-BZ

APPLICANT—Leonard F. Rothkrug for Theodozja Kos-tiuk, owner.

SUBJECT—Application July 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the maintenance of a one-family dwelling with less than the required set-back from Fillmore Street.

PREMISES AFFECTED—164 Fillmore Street, south side, 425.33 feet west of Franklin Avenue, Block 66, Lot 149, West Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 9, 1959 acting on N.B. Applic. No. 384-58, reads:

"1. Final survey indicates that the location of the building on the lot does not agree with the location shown on approved plans.

"The construction is contrary to Article IV, Section 15-A, subd. c of the Zoning Resolution, which requires that in an E-1 district no portion of any building can be erected nearer than 15 feet to the street line on the street on which it fronts."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in an E-1 area district, the maintenance of a one-family dwelling with less than the required setback from Fillmore Street, *on condition* that the building shall conform with the drawings filed dated July 27, 1959, 5 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 515-59-BZ

APPLICANT—Lama, Proskauer and Prober for Joseph Steinberg, owner.

SUBJECT—Application August 3, 1959—decision of the Borough Superintendent, under section 7e of the Zoning

Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage room, office and sales, parking of cars awaiting service and ground sign, for a stated term of fifteen (15) years.

PREMISES AFFECTED—117-03 to 117-11 (117-07 official) New York Boulevard and 163-02 to 163-10 Foch Boulevard, southeast corner, Block 12354, Lots 25, 27, and 29, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassolotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 14, 1959 acting on N. B. Applic. No. 2409-59, reads:

"1. Proposed gasoline service station, lubricatorium, car washing, minor auto repairs, storage rm., office and sales, parking of cars awaiting service in a lot located within a Residence Use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Proposed ground sign and business signs in a Residence Use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen years, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, minor auto repairs, storage room, office and sales, parking of cars awaiting service and a ground sign, *on condition* that the work shall be done in accordance with drawings filed herewith dated August 3, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, a certificate of occupancy shall be obtained, and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 544-59-BZ

APPLICANT—Leonard F. Rothkrug for Bernard Orloff, owner.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one-story extension to a retail store using more than the permitted area.

PREMISES AFFECTED—1655 Sheepshead Bay Road, east side, 166 feet 10½ inches north of Voorhies Avenue, Block 7462, Lot 54, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.



# MINUTES

## THE VOTE TO GRANT—

|                                                                                 |   |
|---------------------------------------------------------------------------------|---|
| Affirmative: .....                                                              | 0 |
| Negative: Chairman Foley, Vice Chairman Kleinert,<br>and Commissioner Fox ..... | 3 |
| Absent: Commissioner Sleeper and Commissioner<br>Becker .....                   | 2 |

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959, after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1959 acting on Alt. Applic. No. 2289-59, reads:

"1. Proposed extension exceeds area of lot and violates Art. 4, Sect. 14c of zone resolutions."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 2289-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 548-59-BZ

APPLICANT—Ingram S. Carner for Leonard L. Farber Company Incorporated, owner.

SUBJECT—Application August 28, 1959—decision of the Borough Superintendent, under section 7b of the Zoning Resolution, to permit in a local retail and residence use district, the parking of employees and patrons' cars, no fee to be charged, as accessory to supermarket.

PREMISES AFFECTED—707 Euclid Avenue, 1286-1302 Dumont Avenue, southeast corner and 640-642 Pine Street, Block 4461, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: T. Hartnett and Pete Jacoby.

For Opposition: None.

For Administration: Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                   |   |
|-----------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert<br>and Commissioner Fox ..... | 3 |
| Negative: .....                                                                   | 0 |
| Absent: Commissioner Sleeper and Commissioner<br>Becker .....                     | 2 |

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1959 acting on amendment to N.B. Applic. No. 443-59, reads:

"1. Proposed building and premises, partly in a Local Retail and partly in a Residence zone, to be used for retail store, storage and parking of customer and employee motor vehicles is contrary to Article II, PP. 3 and PP. 4-c of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the applicant changed the basis of his application from Section 7c to Section 7b of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7b, to permit in a local retail and residence use district, the parking of employees' and patrons' cars, no fee to be charged, as accessory to supermarket, *on condition* that the work shall be done in accordance with drawings filed dated August 28, 1959, 4 sheets; that the entire area shall be paved with clean cinders or gravel, treated with an asphalt binder, rolled and properly graded; that wood bumpers shall be properly arranged along the outside lines of the parking space; that there shall be no sign in the residence use district; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 560-59-BZ

APPLICANT—Lama, Proskauer and Prober for Blue Bird Petroleum Corporation, owner.

SUBJECT—Application August 17, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the removal of part of the present garage and erect and maintain a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales and the removal of the present restriction imposed by the Board of Standards and Appeals on curb cuts within 50 feet of the adjoining apartment house.

PREMISES AFFECTED—1666-1674 St. Johns Place and 561-569 Ralph Avenue, south east corner, Block 1473, Lot 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

|                                                                                   |   |
|-----------------------------------------------------------------------------------|---|
| Affirmative: Chairman Foley, Vice Chairman Kleinert<br>and Commissioner Fox ..... | 3 |
| Negative: .....                                                                   | 0 |
| Absent: Commissioner Sleeper and Commissioner<br>Becker .....                     | 2 |

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1959 acting on Alt. Applic. No. 2027-59, reads:

"1. The proposed alteration to existing public garage and store, located in a business use district, by removing a portion of the front wall and the change of use to—Garage for more than five motor vehicles, gasoline service station, lubritorium, minor auto repairs, car washing, storage rm., office and sales, is contrary to Art. II Section 4(a) subsections 15, 29 & 46 of the Zoning Resolution and the proposed curb cut within 50'-0" of the adjoining tenement house on St. Johns Place is contrary to Board of Standards and Appeals variance under Cal. #1373-18-BZ.

"2. Proposed sign on light standard extending 4'-0" beyond the Building Line in a Business Use district is contrary to Art. II Sect. 4(a) subsection (49) of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.



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*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a business use district, the removal of part of the present garage and to erect and maintain a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, and the removal of the present restriction imposed by the Board of Standards and Appeals on curb cuts within 50 feet of the adjoining apartment house, *on condition* that the work shall be done in accordance with drawings filed with this application dated, August 17, 1959, 6 sheets; *on further condition* that the curb cut on St. Johns Place shall be located not nearer than 20 feet from the east lot line; that the pumps shall be located not nearer than 15 feet from the building line; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 565-59-BZ

APPLICANT—Max Siegel Associates for Hudson-Charles, Incorporated, owner.

SUBJECT—Application September 2, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the construction of a new accessory building for an existing gasoline service station for conjunctive uses, lubritorium, auto repairs, auto washing, office and sales-room.

PREMISES AFFECTED—538-540 Hudson Street and 107 Charles Street, north east corner, Block 621, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Robert H. Jacobs, Jr.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker. 2

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 1, 1959 acting on Alt. Applic. No. 1459-59, reads:

"1. Proposed replacement of existing building to be used as "gasoline service station, lubritorium, motor vehicle repair shop, auto laundry" is contrary to Sec. 4(46), (29) of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a business use district, the construction of a new accessory building for an existing gasoline service station for the conjunctive uses of lubritorium, auto repairs, auto washing, office and sales room, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 2, 1959, 4 sheets; that there shall be no parking of cars on the sidewalk either in service or awaiting service; that all signs shall be in accordance with the regulations of the use district in which this plot is situated; that all laws, rules and regulations

applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 584-59-BZ

APPLICANT—Frederick A. Ketcher for Convan Garage Corporation, owner; National Biscuit Company, lessee.

SUBJECT—Application September 2, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a manufacturing and residence use district, the present uses of garage in the cellar and first floor of an existing cellar and one-story building with the additional uses of warehouse, loading berth, and offices in the cellar, and motor vehicle repair shop on the first floor with openings within 75 feet of a residence use district.

PREMISES AFFECTED—460-462 West 129th Street, south side, 114 feet west of Convent Avenue, and 449-461 West 128th Street, Block 1968, Lot 16, Borough of Manhattan.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 27, 1959 acting on Alt. Applic. No. 1376-59, reads:

"1. In a Mfg. and Residence Use District, changing from storage garage for more than 5 motor vehicles to a storage garage for more than 5 motor vehicles and motor vehicle repair shop on the 1st floor, and to a garage for the storage of more than 5 motor vehicles, warehouse for packaged foods, loading berths and office in the cellar is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Openings within 75 feet of a Residence Use District is contrary to Art. II Sect. 7A of the Zoning Resolution."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, i and 7A of the Zoning Resolution to permit in a manufacturing and residence use district, the continuance of the present uses of garage in the cellar and first floor of an existing cellar and one story building, with the additional uses of warehouse, loading berth and offices in the cellar and motor vehicle repair shop on the first floor, with openings within 75 feet of a residence use district *on condition* that the work be done in accordance with drawings filed with this application dated September 2, 1959, seven sheets and December 4, 1959, one sheet; that all laws, rules and regulations be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 645-59-BZ

APPLICANT—Elliot Saltzman for Charmarv Gas Station Incorporated; owner.



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SUBJECT—Application October 7, 1959—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, increase in area of the present gasoline service station, install three new pumps, two new curb cuts and a post standard and sign.

PREMISES AFFECTED—10802-10824 Flatlands Avenue, south east corner of East 108th Street, Block 8235, Lots 1, 2, and 8, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Elliott Saltzman.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1959 acting on Alt. Applic. No. 1792-59, reads:

"1. The extension of use and increase in size of plot, of an existing gasoline service station, lubratorium, laundry, repair shop and office, to include use of parking and storage of motor vehicles on a lot in a business use district is contrary to Art. II, Sec. 4(a), Subsections 29 and 46 of the Zoning Resolution.

2. Post standard signs contrary to Art. II, Sec. 4(a), subsection 49 of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f, for a period of fifteen years, to permit in a business use district, the increase in area of the present gasoline service station, the installation of three new pumps, two new curb cuts and a post standard and sign, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 7, 1959, 4 sheets; *on further condition* that the walls of the present accessory building shall be repaired and made presentable; that the entire lot shall be paved with steam cinders with an asphalt binder and properly rolled; that a woven wire fence shall be constructed on the rear and side lot lines; that all vending machines shall be removed; that the parking of tow trucks on the street carrying advertising signs shall be discontinued; that the signs shall be fixed signs advertising only the brand of gasoline on sale and shall project not more than four feet beyond the building line, that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:15 P. M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 12, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox.

## 1489-22-A—Vol. II

APPLICANT—H. E. Horwood, for 47 Ann Street Corporation, Inc., owners.

SUBJECT—Application reopened March 17, 1959 as Volume II—appeal from a decision of the Borough Superintendent re: fire escape as second means of egress.

PREMISES AFFECTED—47 Ann Street, north side, 119 feet 7½ inches east of Nassau Street, Block 92, Lot 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker. 2

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, obtain permits and complete the work.

"1. Proposed F.E. as second means of egress for 7 story factory not acceptable. Sec. 271 LL."

and

WHEREAS, the applicant states that the building is 27 feet 11 inches by 153 feet 8 inches irregular in area, 7 stories, 82 feet high, of class 3 construction, located in retail use, B area, class 2½ height district, built prior to 1884, now used and occupied: sub-cellar—vacant; cellar—vacant; 1st floor—store, 8 persons; 2nd floor—blue printer and manufacturing watch bands, 10 to 15 persons; 3rd floor—blue printer, 12 persons; 4th floor—stationery & printing, 8 persons; 5th floor—watch bands and printer, 9 persons; 6th floor—printers, 13 persons; 7th floor—tool maker and printer, 12 persons; and

WHEREAS, the applicant states that the exits consist of an interior 3 foot wide wood stair enclosed in 1 hour partition from street to roof with fireproof self-closing door; that the cellar and sub-cellar stairs are unenclosed; that the 2nd egress is through front and rear Labor Law 60° fire escape; that the building is equipped with a two-source sprinkler system throughout, central station connection and fire alarm system; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommends that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated February 5, 1959, acting on Alt. App. 1715-58, Objection No. One, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated March 5, 1959, 4 sheets; that the present sprinkler system shall be maintained throughout the building, with central office connection; that the occupancy of the building be not increased above the present occupancy; that the building be not subdivided more than that shown on plans cited above; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 481-59-A

APPLICANT—Victor E. Block for, Hugo Weinberg, owner.

SUBJECT—Application July 21, 1959—Appeal from a decision of the Borough Superintendent, re commercial use of frame building.

PREMISES AFFECTED—1852 Jerome Avenue, east side, 45.74 feet North of East 176th Street, Block 2851, Lot 3, Borough of The Bronx.



# MINUTES

## APPEARANCES—

For Applicant: Victor E. Block.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner  
Becker ..... 2

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 23, 1959 on Alt. Applic. 790/56, reads:

"1. The change from residence use to commercial use in the rear of the store on the first floor of a 3 story frame bldg. of mixed occupancy is contrary to Sect. 3.1.5 and 4.2.1 of the Bldg. Code is therefore denied."

and

WHEREAS, the applicant states that the building is 18 feet 6 inches by 61 feet in area, 3 stories high, of class 4 construction located in business use, B area, class 1½ height district, built in 1890, used and occupied: Cellar—storage and heating plant, 1st floor—store and 1 apartment, 4 persons; 2nd floor—1 apartment; 3rd floor—1 apartment; that it is proposed to eliminate the rear apartment and expand the store into this area; that the 2nd and 3rd floors will not be changed; that the cellar ceiling is of 1 hour construction; that the cellar stair enclosure is now of masonry construction with fireproof self-closing doors; that the party walls are of wood frame, brick filled construction; that the 1st floor ceiling will be of 1 hour construction; that the business portion will be separated from stair hall with unpierced 1 hour walls; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated June 23, 1959, acting on Alt. App. 790-56 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed with this appeal dated December 9, 1959, one sheet; and on the *further condition* that a sprinkler system shall be installed throughout the first floor and cellar, except in the refrigerator; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 542-59-A

APPLICANT—Dutt Realty Corporation, owner; Richardson and Dutt, Inc., lessee.

SUBJECT—Application August 21, 1959—Appeal from an order and a decision of the Fire Commissioner—re—defective shutters.

PREMISES AFFECTED—58-60 Greene Street, east side, 101 feet north of Broome Street, Block 485, Lots 1 and 2, Borough of Manhattan.

## APPEARANCES—

For Applicant: Milton Annis.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner  
Becker ..... 2

## THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated June 15, 1959 on Order No. 2942-9, reads:

"3. Repair or replace the defective shutters with proper iron shutters at rear of building and at all openings in the exterior wall which are distant in a direct line less than 30 feet from any openings in any other building and not in the same plane with said openings or which are not more than 50 feet above a

neighboring roof at the above designated location or other approved protection. Sec. 491A2-2.0 Adm. Code.

NOTE: Shutter badly corroded.

Sec. 491A2-2.0 Adm. Code.

4. Properly paint all iron shutters on all floors at rear of building. Sec. 491A2-2.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 50.3 feet by 93.5 feet in area, 5 stories high, of class 3 construction, located in unrestricted use, B area, class 2 height district; that the present use is: Cellar—lumber storage; 1st floor—lumber storage, 4 persons; 2nd floor—manufacturing electric sockets, 40 persons; 3rd floor—manufacturing ladies hats, 30 persons; 4th floor—manufacturing electric sockets, 50 persons; 5th floor—manufacturing and storage of electric sockets, 10 persons; that the current Certificate of Occupancy is 38918 issued against Alt. Applic. 1069-47; that the exits consist of one interior 3 foot 8 inch wide wood stair enclosed in fire retarded partitions with fireproof self-closing doors; that the 2nd egress is through the front Labor Law fire escape; that the shutters are on the rear wall windows; that this building is in the path of the proposed Lower Manhattan Expressway and the building will be condemned for public use within the next 3 months and will thereupon be acquired by the City of New York and will be demolished; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Fire Commissioner dated June 15, 1959, acting on Order No. 2942-9 be and it hereby is *modified* and that the appeal be and it hereby is *granted* only to the extent that the work required by the Order of the Fire Commissioner may be postponed at present *on condition* that the work to comply will be started in six months if this owner still has possession of the building and that the work will be completed three months thereafter; and on the *further condition* that the building conform to the drawings filed with this appeal dated August 21, 1959, four sheets; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 564-59-A

APPLICANT—Herman E. Horwood, for Marilyn Anish, owner; Paul Anish d/b as Anish Auto Glass, lessee.

SUBJECT—Application September 2, 1959—Appeal from the Borough Superintendent—re Curb Cuts.

PREMISES AFFECTED—1779 First Avenue, and 350 East 92nd Street, southwest corner, Block 1554, Lot 30, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert  
and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker. 2

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1959 on B.N. 654/58, reads:

"A curb cut is not permitted for a store that installs glazing in automobiles as per Supt. Memo dated Feb. 14, 1952."

and

WHEREAS, the applicant states that the building is 25 feet 6 inches by 75 feet in area, 5 stories, 55 feet high, of class 3 construction, located in retail use, B area, class 2 height district, built in 1885, now used and occupied: Cellar—storage and boiler room; 1st floor—auto glass, 7 persons and door locks, 2 persons; 2nd to 5th floors—apartments, 2 families each floor; and

WHEREAS, the applicant states that the owner purchased



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the premises in August 1957; that previous use was auto showrooms; that the present curb cut existed for about 10 years; that the floor of store is covered with cement, the cellar ceiling is fire retarded as is the ceiling of the store; that no cars are stored overnight and not more than 2 cars are inside at any time; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated August 12, 1959, acting on BN 654-58 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to drawings filed with this appeal dated September 2, 1959, 2 sheets; that the present curb cut be put in good condition; that all other laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 595-59-A

APPLICANT—Harry Silverman, for 940 Third Avenue, Incorporated, owner.

SUBJECT—Application September 18, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, commercial use.

PREMISES AFFECTED—940 Third Avenue, west side, 75 feet, 5 inches north of East 56th Street, Block 1311, Lot 36, Borough of Manhattan.

### APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert

and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker. 2

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1959 on Alt. Applic. 1232/59, reads:

"(1) Proposal to occupy the entire five floors of subject class 3 bldg. for commercial use is contrary to 4.2.1.B.C."

and

WHEREAS, the applicant states that the building is 25 feet by 92 feet in area, 5 stories, 56 feet 6 inches high, of class 3 construction, located in retail use, B area, class 1½ height district, built before 1886, now used and occupied as follows: Cellar—boiler room and storage; 1st floor—stores, 10 persons; 2nd floor—1 apartment (3 rooms) and 3 furnished rooms, 10 persons; 3rd, 4th and 5th floors—9 furnished rooms and 10 persons each floor; and

WHEREAS, the applicant states that it is proposed to change use and occupancy: cellar—storage; 1st floor—store, 10 persons; 2nd, 3rd, 4th and 5th floors—office and furniture display, 10 persons each floor; that the new exits will consist of an interior 3 foot 8 inch steel stair enclosed in masonry with fireproof self-closing doors from roof to street; that the new elevator will have masonry shaft with fireproof self-closing doors; that all ceilings will be plastered over rock lath; that all floors will be reinforced in accordance with the Building Department for the required live loads; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated September 14, 1959, acting on Alt. App. 1232-59, Objection No. One, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to drawings received with this appeal dated September 18, 1959, 4 sheets, and January 8, 1960, 2 sheets, revised; that a sprinkler system shall be provided throughout the building; that the occupancy of the building shall not be increased beyond the present occupancy; that the skylight on the rear roof shall be removed; that all other laws,

rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 755-59-A

APPLICANT—Metropolitan Petroleum Corporation, owner; American Mineral Spirits Company, lessee.

SUBJECT—Application November 13, 1959—Appeal from an order and a decision of the Fire Commissioner re—solvent tanks.

PREMISES AFFECTED—498 Kingsland Avenue, east side, 237 feet north of Greenpoint Avenue, Block 2517, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Andrew Vargo, Jr. and Thomas V. Carriel.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert

and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner

Becker ..... 2

### THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated September 21, 1959 and July 19, 1959, on Order No. 3961-9 reads:

"1. Provide a liquid level or depth indicating device approved by the Board of Standards and Appeals for each Solvent tank located inside a building. Unused tank openings shall be permanently sealed at the tank to prevent removal of plugs or covers. C19-11.0, Administrative Code."

and

WHEREAS, the applicant states that the plot is 397.02 feet by 511.6 feet in area; that the building is 52 feet by 72 feet in area, 1 story, 12 feet high, of class 3 construction, located in unrestricted use district; and

WHEREAS, the applicant states that the stick hole openings are used to check and pump out accumulations of water due to bulk deliveries which are made to the plant by means of barges; that since it is extremely important to our operation and to that of our customers to keep our Solvents water free, we feel this opening is very essential; that we would open the stick holes only at such a time that pick of water was indicated by checking the barge; that therefore, predicated upon our experience, it would be necessary to use the stick hole openings two or three times each year and at those times we would use non-ferrous tools to remove the cap, as an added precaution, have the supervisor stand by with a foamite or other suitable type of fire extinguisher; that the appeal is for tanks #1 to #10 only; that these tanks with gauges were installed in 1932; that the gauges are subject to Board's action under Calendar Number #745-59-SM.

*Resolved*, that the decision of the Fire Commissioner, dated July 19, 1959, acting on Order No. 3961-9, be and it hereby is *modified* and that the appeal be and it hereby is *granted* only insofar as to permit the owner to use the gauges which are presently being used until there is Board action on Cal. No. 745-59-SM.

## 93-59-A

APPLICANT—De Rose & Cavalieri, for Gerosa-Paladino Holding Corp., owner; The White Motor Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re egress; previously granted on condition.

PREMISES AFFECTED—646-662 11th Avenue, east side, from West 47th Street to West 48th Street, 543 West 47th Street and 556-558 West 48th Street, Block 1076, Lot 1, Borough of Manhattan.



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## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen for amendment withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## 566-48-A—Vol. II

APPLICANT—Hurley and Hughes for New York College of Music, owner.

SUBJECT—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

PREMISES AFFECTED—114-116 East 85th Street, southside, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

## APPEARANCES—

For Applicant: Edward J. Hurley and Frank Farinella.

ACTION OF BOARD—Laid over to January 26, 1960, at 2 P. M. for inspection and decision; applicant to file new drawings; hearing closed.

## 333-58-A—Vol. II

APPLICANT—Philip Freshman for Isaac Baron; Big Apple lessee.

SUBJECT—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re: egress, opening in the fire wall, and live load.

PREMISES AFFECTED—1613 to 1635 East 16th Street, eastside, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over to January 26, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 383-59-A

APPLICANT—Aaron Halpern, for Salvatore Mugnano, owner.

SUBJECT—Application June 15, 1959—Appeal from a decision of the Borough Superintendent, re—Frame Building.

PREMISES AFFECTED—98-11 101st Avenue, north side, 87.50 feet east of 98th Street, Block 9075, Lots 54 and 154, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern and Salvatore Mugnano.

ACTION OF BOARD—Laid over to January 26, 1960, at 2 P. M., applicant to file revised drawings showing egress and sprinkler system; hearing closed.

## 651-59-A

APPLICANT—H. Herbert Lilien, for Valpark Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34 of the Multiple Dwelling Law re—apartment in cellar.

PREMISES AFFECTED—3000 Valentine Avenue, northeast corner of 201st Street, Block 3307, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: H. Herbert Lilien.

ACTION OF BOARD—Laid over to January 26, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 97-47-BZ—Vol. I

APPLICANT—Elliot Saltzman, for Sydney W. Waxman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the

Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the addition of a gasoline service station to existing building on setback fronting on Neptune Avenue to existing building used as an auto showroom, servicing and repairs, brake testing, wheel alignment, lubrication, parts department, office, storage garage for more than 5 motor vehicles, trim manufacture, storage, warehouse, distribution of drinking soda and offices on 2nd floor (previously granted by the Board for residence and business use district).

PREMISES AFFECTED—13-21 Neptune Avenue and 2771-2803 East 13th Street, northeast corner and 2740-2762 East 14th Street, Block 7487, Lot 22, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, this applicant was granted by the Board as Vol. I on July 8, 1947, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on July 27, 1948; and

WHEREAS, the resolution was last amended on July 1, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1947, as amended through July 1, 1958, by adding thereto:

“that an illuminated non-flashing sign may be erected on the Neptune Avenue side of the building, within the building line, as shown on revised drawings marked “Received December 24, 1959”, two sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (ES 298-59)

## 709-54-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony-Vacuum Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of existing gasoline service station (previously granted by the Board under Cal. No. 510-27-BZ) and accessory building to include lubritorium, car washing, motor vehicle repairs, storage and sale of accessories and the addition of four 550 gasoline storage tanks and permitting the parking and storage of motor vehicles on unbuilt upon portion of lot.

PREMISES AFFECTED—65-14 to 65-28 (65-20 official) Cooper Avenue and 77-02 to 77-14 Cypress Hills Street, southwest corner, Block 3722, Lot 9, Glendale, Borough of Queens.

## APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2



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## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 7, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on January 6, 1959; and

WHEREAS, the resolution was last amended on November 17, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 7, 1955, as amended through November 17, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2934/54)

## 620-55-BZ

APPLICANT—Ingram S. Carner, for J. Clarence Davies, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, the reconstruction and alteration of an existing gasoline service station, lubricatorium, sale of accessories, parking and storage of more than 5 cars and car wash.

PREMISES AFFECTED—5080 Broadway and 501 West 216th Street, northeast corner, Block 2232, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 6, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 25, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 6, 1957, as *amended* through November 25, 1958, by adding thereto:

"that the pump island may be relocated as shown on revised drawings marked, "Received November 24, 1959", one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. Applic. 87/55)

## 146-57-BZ

APPLICANT—Hurley, Kearney & Lane, for Frank Mastramauro, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 29, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than 5 motor vehicles as an accessory to and the ingress and egress to a 1 story building to be used as a storage garage, lubricatorium, motor vehicle repair shop, welding, painting and spraying machine shop, storage lot, parts and an auto up-

holstery shop to be built on the unrestricted portion of the plot.

PREMISES AFFECTED—219-29 141st Avenue, north side, 100.24 feet east of 219th Street, Block 13143, Lot 109, Springfield, Borough of Queens.

## APPEARANCES—

For Applicant: John E. Murphy.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 29, 1957 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 3729/56)

## 588-57-BZ

APPLICANT—Lama, Proskauer and Prober, for Eve Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7h, 7e and 7A of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, storage, minor auto repairs, car wash, parking and storage of motor vehicles with curb cut and show window within 75 feet of a residence use district.

PREMISES AFFECTED—1353 Park Avenue and 100-110 East 102nd Street, southeast corner, Block 1629, Lots 67-72 inclusive, Borough of Manhattan.

## APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 21, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 21, 1958, as *amended* through January 6, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 46/57)



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## 262-58-BZ

APPLICANT—Leonard F. Rothkrug for Frank P. Balsamo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete expired December 16, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one story extension to an existing 2 story structure that exceeds the permitted area coverage.

PREMISES AFFECTED—5116-5118 Avenue N, south side, 40 feet west of East 52nd Street, Block 7896, Lot 46, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 1290/58)

## 376-58-BZ

APPLICANT—Irvin J. Goldsmith, for Charles Pheffer, Sam Weinhouse and Sam Fishman, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 16, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business use district, the change in use from used car lot to a gasoline service station, lubritorium, automatic laundry, New York State Inspection Station, minor automobile repairs and parking and storage of more than 5 motor vehicles for a term of 15 years.

PREMISES AFFECTED—1925 White Plains Road, west side, 130.20 feet south of Sagamore Street, Block 4254, Lots 32 and 37, Borough of The Bronx.

### APPEARANCES—

For Applicant: Irvin J. Goldsmith.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended reso-

lution; and that a certificate of occupancy shall be obtained." (NB APP 397/58)

## 277-59-BZ

APPLICANT—Burke, Green & Groh, for George Prudenti, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting the extension into a local retail and unrestricted use district, the erection and maintenance of a gasoline service station on the local retail portion of the plot with accessory uses the lubritorium, office, sale of accessories, minor motor vehicle repairs, parking and storage of cars awaiting service and non-automatic car wash.

PREMISES AFFECTED—36-06 34th Avenue, southeast corner of 36th Street, Block 644, Lot 28, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker. 2

### THE RESOLUTION

WHEREAS, this application was granted by the Board on October 27, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 27, 1959, by adding thereto:

"that the accessory building may be 53 feet, 4 inches long by 28 feet, 8 inches deep; and that there may be a total of 12 550-gallon approved gasoline storage tanks; all as shown on revised drawings dated December 23, 1959, three sheets, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (App 216-59)

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer, for Lerad Realty Corp., owner; Sam Adles, President.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the extension of 2nd floor of existing milk pasteurizing plant (previously granted by Board to cover entire plot but not fully constructed).

PREMISES AFFECTED—103-113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of The Bronx.

### APPEARANCES—

For Applicant: William H. Fuhrer.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: ..... 0

Absent: Commissioner Sleeper and Commissioner Becker. 2

## 595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein, for Penthouse Buildings, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7d and 7e of the Zoning Resolution, per-



# MINUTES

mitting in a residence use district, the change in occupancy of an existing building, from apartment hotel and accessory restaurant to non-resident doctor's office, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

**PREMISES AFFECTED**—30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. N. Moses.

**ACTION OF BOARD**—Application reopened and set for hearing on February 9, 1960, at 10 A.M., to consider extension of term of variance for restaurant on 15th floor and accessory office on part of 14th floor, requiring new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; also for inspection by committee of the Board.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker. 2

## 677-53-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Marker Brothers Fresh Meadow Garage, Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 21, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

**PREMISES AFFECTED**—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Howard R. Knowland.

**ACTION OF BOARD**—Application reopened and set for hearing on February 9, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker. 2

## 283-53-BZ—Vol. II

**APPLICANT**—Herbert Tannenbaum, for W. Sheinker & Son, Inc., owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a residence use B area district, the erection and maintenance of a business building (factory) using more than the area permitted.

**PREMISES AFFECTED**—59-02 to 59-12 37th Avenue, south side, of 59th Street through to 60th Street, Block 1214, Lots 50, 52, and 53, Borough of Queens.

## APPEARANCES—

For Applicant: Murray Charnin.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker 2

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug, for Sterilized Home Linen Rental, Inc., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the extension of existing diaper laundry, mangling, folding and packaging and the parking and loading and unloading and permitting the folding and packaging of diapers and office in the business use district portion of plot.

**PREMISES AFFECTED**—60-64 Hope Street, south side, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 12, 13 and 29, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

**THE VOTE**—Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker 2

## 788-47-BZ—Vol. III

**APPLICANT**—Haus and Bresin, for Henry Goldman and Otto Bass, owners.

**SUBJECT**—Application reopened September 17, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit on the business use portion of a plot located in a



# MINUTES

business and residence use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15 years).

PREMISES AFFECTED—137-149 Kings Highway and 1640-1652 West 13th Street, northwest corner, Block 6618, Lots 22, 24 and 26, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox..... 3  
Negative ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker 2

## 630-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Leon DeMatteis, owner.

SUBJECT—Application October 1, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—130-02, 130-14 (130-06 official) Farmers Boulevard, 130-50, 130-52 Merrick Boulevard, southwest corner, and 178-28, 178-38 130 Road, Block 12542, Lot 10, St. Albans, Borough of Queens.

## APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2

## 65-54-SA

APPLICANT—J. V. Patten Co., owner.

SUBJECT—Application January 21, 1954—Sun Fuel-Master Automatic Gas Furnaces, Models GH-5065, GH-5100, GV-5065, GV-5100, GV-5065C and GV-5100C, approval of.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed at the request of applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker ..... 2

Adjourned: 5:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 13, 1958, as they appeared in Bulletin No. 20, Vol. 43, hereby corrected to read as follows:

## 384-57-BZ

APPLICANT—Milton S. Zeiberg, for Regina Strickberger, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution adopted March 25, 1958—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot, for the parking and storage of motor vehicles, for a stated term of 5 years.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

## APPEARANCES—

For Applicant: Milton S. Zeiberg.

ACTION OF BOARD—Resolution adopted March 25, 1958 to reopen amended.

## THE VOTE—

Affirmative: Chairman Murdock, Vice Chairman Keating, Commissioner Kleinert and Commissioner Sleeper 4  
Negative ..... 0  
Absent: Commissioner Foley..... 1

## THE RESOLUTION—

WHEREIN, this application was *denied* by the Board on December 10, 1957, and

WHEREAS, the *application* was reopened by the Board on March 25, 1958; and

WHEREAS, the applicant requested an amendment of the Board's action of March 25, 1958.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958, by adding thereto:

"that the requirement for new photographs may be waived, requiring new decision, new plans, new list of owners and notice by registered mail and any new photographs that may be required for any change in the area."

Correction: In the Resolution portion in the first and second Whereas corrections are indicated in italics.



# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS — Samples of each variety of material and for every kind

of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ¾-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

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No. 4

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Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January 19, 1960, Affecting Calendar Numbers 522-48-BZ—Vol. II, 709-55-BZ—Vol. III, 708-56-BZ—Vol. II, 939-57-BZ, 210-59-BZ, 217-59-BZ, 316-59-BZ, 374-59-BZ, 412-59-BZ, 413-59-A, 434-59-BZ, 437-59-BZ, 480-59-BZ, 494-59-BZ, 539-59-BZ, 588-59-BZ, 926-57-BZ—Vol. II, 323-58-BZ—Vol. II, 207-44-BZ, 150-50-BZ—Vol. II, 273-54-BZ, 933-54-BZ—Vol. II, 347-59-A, 658-55-BZ—Vol. II, 979-55-BZ, 603-57-BZ, 604-57-A, 371-59-BZ, 473-59-BZ, 479-59-BZ, 559-59-BZ and 590-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, January 19, 1960, Affecting Calendar Numbers 229-36-A—Vol. II, 560-46-A—Vol. III, 610-59-A, 672-59-A, 600-59-A, 534-18-A—Vol. II, 331-59-A, 334-59-A, 345-59-A, 482-59-A, 744-59-A, 519-54-BZ—Vol. II, 620-55-BZ, 655-56-BZ, 350-57-BZ—Vol. II, 169-58-BZ, 235-58-BZ, 335-35-BZ—Vol. IV, 187-36-BZ—Vol. II, 42-37-BZ—Vol. II, 341-43-BZ—Vol. V, 383-46-BZ—Vol. III, 1-51-BZ—Vol. I, 107-58-BZ—Vol. II, 710-58-BZ—Vol. II and 171-59-SM.

### PETITION AND ORDER TO SHOW CAUSE SERVED ON THE BOARD OF STANDARDS AND APPEALS

On January 15, 1960, Petition and Order to Show Cause was served on the Board by Otto M. Gabler, attorney for petitioners, William Graf and Margaret Golub, owners, seeking a review of the Board's denial on December 8, 1959 of their application under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the conversion of a two-story club house into a knitting mill with the factory extending into the residence portion of the plot and exceeding the 5 percent of floor area permitted for manufacturing purposes in a retail district; Calendar Number 112-59-BZ; Premises 66-79 Forest Avenue and 59-01 Putnam Avenue, northeast corner, Block 3501, Lot 1, Ridgewood, Borough of Queens.

### COURT DECISION

Matter of Evangelical Lutheran Church of the Holy Comforter, Bronx, N. Y. vs. Murdock:—On September 24, 1957 the Board granted a variance under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than 5 motor vehicles: Cal. No. 157-57-BZ, Premises 1191-1195 Woodycrest Avenue, west side, 140 ft. north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

At Special Term, Supreme Court, Mr. Justice Tilzer remitted the matter to the Board for "consideration de novo." (N. Y. Law Journal October 21, 1958, page 13.)

This matter was restored to the docket by order of the Court and set for hearing on February 17, 1959. On March 31, 1959, the Board granted the application under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a term of two years.

On May 5, 1959 Certiorari Order & Petition was served on the Board by Kane & Zucker, attorneys for petitioner, objecting property owner, seeking a review of the Board's determination on March 31, 1959.

At Special Term, Supreme Court, Part I, Mr. Justice Loreto upheld the Board in its amended grant of a two year variance. (N. Y. Law Journal, January 12, page 14).

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, *Chairman.*



# CALENDAR

## DOCKET

*New Cases Filed up to January 19, 1960*

*Cal. No. Dept. Premises Affected*

**30-60-SA**—Duo-Therm Oil Fired Mobile Home Heaters, Model Nos. 525 PA-O through -9, 540-0 through -9, 558-0 through -9, manufactured by Motor Wheel Corp., Appliance.

**31-60-SA**—Duo-Thermo Gas Fired Mobile Home Heaters, Model Nos. 551-0 through -9, 570-0 through -9, manufactured by Motor Wheel Corp., Appliance.

**32-60-BZ**—B.Q.—65-42 182nd Street (65-44 official), northeast corner of 67th Avenue, Block 7088, Lot 44 (1), Flushing, Borough of Queens, Alt. 1620-59, re—extension to existing one family dwelling on first and second floors further encroaches on the required setback from street line, G-1 Area, residence use district.

**33-60-A**—B.Bx.—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, west side, 107.21 feet south of Crescent Avenue, Block 3087, Lot 11 and 19, Borough of the Bronx, Alt. 440-58, re—relocation of frame building.

**34-60-BZ**—B.Q.—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens, Alt. 2647-59, re—proposed extension to one family dwelling exceeds the permitted coverage, and encroaches into the required rear yard, F-¾ area, residence use district.

**35-60-SA**—Mission Duo-Chek Valve, manufactured by Mission Valve & Pump Co., Appliance.

**36-60-SA**—Aeroil Space Heater, Model Nos. HE-S-125-A, HE-S-250-A, HE-S-500-A, to heat and/or dry construction work areas, temporary heating, manufactured by Aeroil Products Company, Inc., Appliance.

**37-60-BZ**—B.Bx.—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of the Bronx, N. B. 1282-58, re—proposed gasoline service station, lubritorium, office, motor vehicle repair shop with hand tools only, car wash, business use district; and proposed show window within 75 feet of a residence use district.

**38-60-BZ**—B.M.—3-6 Sheridan Square and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28 and 31, Borough of Manhattan, N. B. 81-58, re—proposed extension of stores on first floor and store storage in cellar; and proposed coverage exceeds permitted occupied area, C Area, residence and retail use districts.

**39-60-BZ**—B.Q.—168-08 Northern Boulevard, southeast corner 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens, Alt. 2078-59, re—proposed funeral parlor, local retail use district; proposed change in use is contrary to a previous decision of the Board of Standards and Appeals.

**40-60-A**—B.Q.—168-08 Northern Boulevard, southeast corner 168th Street, Block 5399, Lot 5, Flushing, Borough

of Queens, Alt. 2078-59, re—frame building without fire walls; and egress.

**41-60-SM**—Yale 80 Series Door Closers, Model Nos. 83, 84, 85 and 86 and accessories, (overhead surface applied door closers), manufactured by The Yale & Towne Manufacturing Co., Material.

**42-60-SM**—Yale Panic Exit Devices, for Exit Doors, Model Nos. 5, 10, and 30 series, Rim Applied and Mortise, (safety devices for quick unlocking), manufactured by The Yale & Towne Manufacturing Co., Material.

**43-60-SM**—Brazolet, (for silver-brazing a branch outlet to copper or brass pipe or tubing), manufactured by Bonney Forge & Tool Works, Material.

**44-60-SA**—Hofman Laboratories Liquid Oxygen, Nitrogen or Argon Customer Converters, Model Nos. VV36-300-250, VV48-600-250, VV60-1000-250, VV60-1200-250, manufactured by Hofman Laboratories, Appliance.

**45-60-SM**—Fortuna Veneer, (Douglas Fir Plywood), manufactured by Fortuna Veneer Company, Material.

**46-60-BZ**—B.Q.—127-10 to 127-20 (127-20 official) Rockaway Boulevard and 118-02 to 118-34 128th Street, southwest corner, and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens, N. B. 4733-59, re—proposed supermarket, loading and unloading, parking of more than five motor vehicles, and proposed business entrances (curb cuts), business use district; proposed structure exceeds the permitted area coverage; and portion of building lacks required setback from street.

### *Restored to Docket*

**42-37-BZ—Vol. II**—B.Q.—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens, Alt. 2500-59, re—proposed alteration to include gasoline service station, lubritorium, minor auto repairs with hand tools only, car washing, parking and storage of motor vehicles, etc.—business use district.

**341-43-BZ—Vol. V**—B.B.—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn, Amendment to Alt. 3409-58, re—proposed extension to building and change in use to laundry with accessory dry cleaning and office, loading and shipping platform and laundry truck storage, etc.—residence use district.

**107-58-BZ—Vol. II**—B.B.—2383 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn, Alt. 3717-59, re—installation of auto seat covers, parking for more than five (5) cars for patrons only, minor motor vehicle repairs limited to muffler and tail pipe replacement and service, and oxygen acetylene torch—business and residence use district.

**335-35-BZ—Vol. IV**—B.Q.—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens, Amendment to Alt. 51-56, re—



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opened for consideration as to extension of time to complete and amendment of resolution, re—extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform—residence use district.

**187-36-BZ—Vol. II—B.R.—1192-1196** (1192 official) Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond, Alt. 469-59, re—proposed one story extension and extension of use for lubrication, gasoline service station, minor auto repairs, car wash, parking and storage of motor vehicles; business signs, etc.—retail and business use district.

**710-58-BZ Vol. II—B.Q.—25-70** Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, part of Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens, Amendment to Alt. 2586-58, re—parking lot for employees cars only, etc.—residence use district.

**383-46-BZ—Vol. III—B.B.—200-202** Tillary Street and 59-73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn, Alts. 2856 and 2857-59, re—proposed lobby is an enlargement in area of the structures—residence use district.

**1-51-BZ—B.Q.—243-02 to 243-10** Northern Boulevard, southeast corner of 243rd Street, Block 8180, Lot 1, Douglaston, Borough of Queens, Amendment to Alt. 2957-50, re—sale and display of more than five (5) new and used motor vehicles—local retail use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

Last Publication

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                                                                                        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Jan. 8, 1957.                  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
|                                                                                                                                                              | June 25, 1959.                 |

|                                                                                                      |                               |  |
|------------------------------------------------------------------------------------------------------|-------------------------------|--|
| Opening Protective Assemblies, Rules for Inspection of .....                                         | Last Publication              |  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....           | May 27, 1954.                 |  |
| Plumbing Rules .....                                                                                 | Sept. 7, 1948—Vol. 33, No. 36 |  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... | Aug. 3, 1937—Vol. 22, No. 31  |  |
| Procedure, Rules of .....                                                                            | Nov. 13, 1956.                |  |
| Smoking in Factories, Rules for..                                                                    | Oct. 8, 1959.                 |  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                        | April 15, 1958.               |  |
| Sprinkler, Rules .....                                                                               | Mar. 4, 1958.                 |  |
| Standpipe Fireline Rules .....                                                                       | June 29, 1937—Vol. 22, No. 26 |  |
| Structural Alterations, Reporting.                                                                   | June 8, 1937—Vol. 22, No. 23  |  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                        | June 7, 1932—Vol. 17, No. 23  |  |
|                                                                                                      | Sept. 3, 1946—Vol. 31, No. 36 |  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 2, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 2, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

**89-59-BZ**

**APPLICANT**—Burke, Green & Groh for Nicholas Desciolo, owner.

**SUBJECT**—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

**PREMISES AFFECTED**—235-33 147th Drive, north side, 147.49 west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

**Hearing closed**—Laid over from January 5, 1960, to February 2, 1960, for hearing at request of applicant.

**708-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include lubrication, car washing, minor auto repairs, storage room and store, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—7021 to 7031 Bay Parkway and 1401 to 1405 West 11th Street southeast corner and 9 to 19 Avenue O, Block 6574, Lot 1, Borough of Brooklyn.

**527-59-BZ**

**APPLICANT**—Henry George Greene, for Kliegl Realty Corporation, owner.

**SUBJECT**—Application August 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit, in a retail use district, in a present



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building used for manufacturing, an area in excess of that permitted for manufacturing.  
**PREMISES AFFECTED**—321-325 West 50th Street, north side, 252 feet 6 inches west of 8th Avenue, Block 1041, Lot 21, Borough of Manhattan.

## 316-58-BZ

**APPLICANT**—Aaron Halpern, for Raldore Corp., owner.  
**SUBJECT**—Application May 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture.

**PREMISES AFFECTED**—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

## 317-58-A

**APPLICANT**—Aaron Halpern, for Raldore Corp., owner.  
**SUBJECT**—Application May 20, 1958—Appeal from a decision of the Borough Superintendent, re change in use of frame building factory to warehouse, re live load, etc.  
**PREMISES AFFECTED**—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

## 661-59-BZ

**APPLICANT**—Patrick D. Concagh, for Edward and Milagros Abril Lamarque, owners.  
**SUBJECT**—Application October 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of the existing four story residential building to offices on the first and second floors, and the third and fourth floors as a duplex apartment.  
**PREMISES AFFECTED**—233 East 35th Street, north side, 220.5 feet west of 2nd Avenue, Block 916, Lot 21, Borough of Manhattan.

## 191-29-BZ—Vol. II

**APPLICANT**—Ivan Pinsker, for Gussie Furst, owner; Marks Petroleum Products Corp., lessee.  
**SUBJECT**—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only.  
**PREMISES AFFECTED**—1656-1664 St. Marks Avenue, southwest corner of Eastern Parkway, Block 1460, Lot 32, Borough of Brooklyn.

## 50-59-BZ

**APPLICANT**—Dominick Salvati and Son for Beachland Amusement Company, owner.  
**SUBJECT**—Application January 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail district, the erection of an amusement center.  
**PREMISES AFFECTED**—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond.

## 719-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.  
**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continue the present uses of gasoline service station, lubritorium, sale of auto accessories and extend the uses to include carwashing, minor auto repairs and parking and storage of motor vehicles.  
**PREMISES AFFECTED**—6501-6505 Bay Parkway and 2202-2212 65th Street, southeast corner, Block 6578, Lot 3, Borough of Brooklyn.

## 602-59-BZ

**APPLICANT**—John F. Fitzsimons, for Marin Realty Corporation, owner.  
**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the construction of a six story multiple dwelling of 48 families to a height in excess of that permitted within two miles of a designated airport, La Guardia Field.  
**PREMISES AFFECTED**—142-27 Barclay Avenue, north side, 204.26 feet west of Bowne Street, Block 5046, Lot 37, Flushing, Borough of Queens.

## 462-59-BZ

**APPLICANT**—Morris and Florence Hagel, owners.  
**SUBJECT**—Applicant July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to three family dwelling.  
**PREMISES AFFECTED**—3359 Fenton Avenue, westside, 219.28 feet south of Boston Road, Block 4737, Lot 13, Borough of The Bronx.

## 533-59-BZ

**APPLICANT**—Andrew Di Camillo, for Vincent Savino, owner.  
**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the construction of a vestibule and open terrace within the required 15 foot setback.  
**PREMISES AFFECTED**—121 87th Street, northside, 155 feet  $\frac{1}{8}$  inch east of Colonial Road, Block 6042, Lot 69, Borough of Brooklyn.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson, for Barnett Maller, owner.  
**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.  
**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

## 557-32-BZ—Vol. II

**APPLICANT**—Ervin Palmer, for Jack Garfield, owner.  
**SUBJECT**—Application reopened January 20, 1959, as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type.  
**PREMISES AFFECTED**—208 East 12th Street, south side, 150 feet east of Third Avenue, Block 467, Lot 13, Borough of Manhattan.

## 767-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.  
**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing and shipping, store and office to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees and patrons cars for a stated term of twenty (20) years.  
**PREMISES AFFECTED**—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106



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Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## 768-59-A

APPLICANT—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## 419-59-BZ

APPLICANT—Dominick Salvati and Son, for Michael Rizzo, owner.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in an E-1 area district an open patio (now built) on an existing terrace both encroaching over the building line.

PREMISES AFFECTED—4703 Bay Parkway, north side, 38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## 1049-47-BZ—Vol. II

APPLICANT—Joseph Krendel, for Pelran Realty Corp., owner.

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story building occupying more than the permitted area and occupied by stores, restaurant and catering and club rooms on first and second floors, with accessory parking of motor vehicles on the open area of the plot.

PREMISES AFFECTED—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx.

## 170-36-BZ

APPLICANT—Kathe Kessler, owner.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance which expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than five (5) motor vehicles and also the conversion of occupancy of an existing structure on the plot of three 3-car garages.

PREMISES AFFECTED—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

## 3-50-BZ

APPLICANT—James E. McLarney & Son, Inc., owner.

SUBJECT—Application reopened January 5, 1960 for consideration as to extension of term of variance, expires March 21, 1970—decision of the Borough Superintendent, previously granted on condition under sections 7e and 21 of the Zoning Resolution, permitting in a restricted retail use district, the change in occupancy from storage and boiler room in cellar, 1st floor, stores and 2nd floor, offices, to storage, boiler room, embalming room in cellar, funeral parlor and offices on 1st floor and funeral parlor on 2nd floor.

PREMISES AFFECTED—884-886 Lexington Avenue and 128 East 66th Street, southwest corner, Block 1400, Lot 58, Borough of Manhattan.

## 755-53-BZ

APPLICANT—Nathaniel C. Saxe, for Ruby Goldenberg, owner.

SUBJECT—Application reopened January 5, 1960 for con-

sideration as to extension of term of variance, expired April 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt Avenue and 178 Beach 32nd Street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens.

## 397-54-BZ

APPLICANT—Patrick D. Concagh, for 309 West 46th Street Corp., owner.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expired November 9, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the demolition of existing building and permitting vacant plot to be used for the parking and storage of motor vehicles.

PREMISES AFFECTED—309-311 West 46th Street, north side, 145 feet west of 8th Avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

## 224-57-BZ

APPLICANT—Haus and Bresin, for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of time to complete, expired July 8, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, offices, sale of auto accessories and minor repairs with hand tools only for a stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46, Jackson Heights, Borough of Queens.

## 294-57-BZ

APPLICANT—Frank Negron, owner; Domingo Leon, lessee.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expires February 18, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop doing body and fender work and using acetylene torches.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

## 203-57-BZ—Vol. II

APPLICANT—Victor E. Block, for Inter County Associates, Incorporated, owner.

SUBJECT—Application reopened November 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of two, two story class C multiple dwellings of 29 families.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204.2 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

Hearing closed.—Laid over from November 17, 1959, to December 1, 1959, for inspection and decision; then to January 5, 1960, for decision at the request of applicant to file revised plans; then to February 2, 1960, for applicant to file revised plans.

## 210-59-BZ

APPLICANT—Samuel Carr, for Pericles Mellon, owner.

SUBJECT—Application April 1, 1959—decision of the



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Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport. PREMISES AFFECTED—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

Hearing closed.—Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring; then to February 2, 1960, for inspection and decision.

## 374-59-BZ

APPLICANT—Robert J. Crinnion, for Bridgemont Associates, owner.

SUBJECT—Application May 26, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story masonry building on the westerly portion of the plot now occupied by a one story building on the easterly portion with a combined area coverage in excess of the permitted coverage.

PREMISES AFFECTED—2719 East Tremont Avenue, north side, 138.13 feet east of St. Raymond Avenue and 1435 Williamsbridge Road, south side, 100 feet east of St. Raymond Avenue, Block 4076, Lot 6, Borough of the Bronx.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 316-59-BZ

APPLICANT—Herbert L. Brickman, for Mary Diaz, owner.

SUBJECT—Application May 7, 1959—decision of the Borough Superintendent under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail food store.

PREMISES AFFECTED—460 Quincy Avenue, southeast corner of Dewey Avenue Block 5578, Lot 1 Borough of The Bronx.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 539-59-BZ

APPLICANT—Haus and Bresin, for Jacob and Albert Cohan, owners.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area, and without the required rear yard.

PREMISES AFFECTED—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 709-55-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for LMT Realty Corporation, owner; Miles Shoe Store, Lessee.

SUBJECT—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district the reduction in size of a gasoline service station previously granted by the Board and the maintenance of an easement driveway all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1978-2014 Rockaway Park-

way, northwest corner of Seaview Avenue, Block 8299, Lots 59 and 68, Borough of Brooklyn.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision; applicant to file corrected drawing.

## 217-59-BZ

APPLICANT—Charles A. Buckley, Jr., for Samuel J. Goldfine, owner.

SUBJECT—Application April 6, 1959—Decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, auto repairs, with hand tools only, office and sales, storage room and parking of motor vehicles.

PREMISES AFFECTED—123-23 Merrick Road, north side, 101.83 feet east of Sunbury Road Block 12483, Lot 41, St. Albans Borough of Queens.

Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 480-59-BZ

APPLICANT—Carl H. Salminen for Laurence F. Collins and Thomas A. J. Collins, owners.

SUBJECT—Application July 20 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a building for the manufacturing of sheet metal products, offices, loading and unloading with less than the required rear yard and parking of employees cars only.

PREMISES AFFECTED—111-15 44th Avenue, north side, 100 feet east of 111th Street, Block 2016, Lots 80, 81, 82, 83 and 84, Corona, Borough of Queens.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 588-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Antonette, Frank, Michael, and Jenny Giudice, owners.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

PREMISES AFFECTED—387-403 Lefferts Avenue, and 506-512 New York Avenue, northwest corner, Block 1321, Lot 40, 41, and 44, Borough of Brooklyn.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 434-59-BZ

APPLICANT—Henry Nordheim, for James Petrillo, owner.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1164-1168 Wheeler Avenue, east side, 100 feet south of Westchester Avenue, Block 3739, Lot 34, Borough of the Bronx.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 522-48-BZ—Vol. II

APPLICANT—Aaron Halpern for Frank Primeggia, owner; Queens Petroleum Co., Inc., lessee.

SUBJECT—Application reopened March 31, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the premises from store and dwelling to store, office, dwelling and



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parking and storage of more than five (5) motor vehicles.  
**PREMISES AFFECTED**—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

## 494-59-BZ

**APPLICANT**—Carl H. Salminen, for Vincent Brancato, owner.

**SUBJECT**—Application July 22, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the present one story masonry building and erect a one story extension to be used as office, hardware store, storage of fencing materials, loading and unloading and parking and storage of three (3) trucks on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—157-11 Linden Boulevard, and 148-44 158th Street, Northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

**Hearing closed.**—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 2, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 2, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 535-59-A

**APPLICANT**—Thomas V. Burke, Borough Superintendent.  
**OWNER OF PREMISES**—Miltrose Corp.

**SUBJECT**—Application August 4, 1959—Revocation of Certificate of Occupancy 50688-59 dated May 28, 1959.

**PREMISES AFFECTED**—222-226 East 121st Street, south side, 207 feet and 6 inches east of 3rd Avenue, Block 1785, Lot 39, Borough of Manhattan.

## 534-18-A—Vol. II

**APPLICANT**—Irving Kudroff for Fourems Incorporated, owner.

**SUBJECT**—Application reopened October 20, 1959, as Volume II—Appeal from a decision of the Borough Superintendent, re—egress.

**PREMISES AFFECTED**—78 Fifth Avenue, west side, 73 feet 1½ inches south of West 14th Street, Block 577, Lot 41, Borough of Manhattan.

## 331-59-A

**APPLICANT**—Dominick Salvati and Son, for Cotillion Terrace Incorporated, owner.

**SUBJECT**—Application May 15, 1959—Appeal from a decision of the Borough Superintendent—re: Marquee.

**PREMISES AFFECTED**—7307 to 7321 18th Avenue, northeast corner of 74th Street, Block 6205, Lot 1, Borough of Brooklyn.

## 334-59-A

**APPLICANT**—Dominick Salvati and Son, for Hollywood Terrace, Incorporated, owner.

**SUBJECT**—Application May 18, 1959—Appeal from a decision of the Borough Superintendent—re: Marquee.

**PREMISES AFFECTED**—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6247, Lot 60, Borough of Brooklyn.

## 345-59-A

**APPLICANT**—Dominick Salvati and Son, for Charles T. Stanback, owner.

**SUBJECT**—Application May 21, 1959—Appeal from a decision of the Borough Superintendent—re: Frame building, public use.

**PREMISES AFFECTED**—273 Tompkins Avenue, east side, 75 feet north of Lexington Avenue, Block 1800, Lot 4, 1st floor, Borough of Brooklyn.

## 482-59-A

**APPLICANT**—Aron Manor Nursing Home, Aron Maged, owner.

**SUBJECT**—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re sprinkler system.

**PREMISES AFFECTED**—42-44 West 74th Street, south side, 225 feet east of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

## 744-59-A

**APPLICANT**—Ruth Romanow, owner.

**SUBJECT**—Application November 13, 1959—Appeal from a decision of the Borough Superintendent—re alteration to existing Multiple Dwelling—to legalize rearrangement of apartments.

**PREMISES AFFECTED**—245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21¾, Borough of Manhattan.

## 529-58-A

**APPLICANT**—Leonard F. Rothkrug, for Janson Properties, Inc., owner; Plywood Finishing Corp., lessee.

**SUBJECT**—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

**PREMISES AFFECTED**—121-133 Sutton Street, west side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

## 620-59-A

**APPLICANT**—Bolnick and Chambers, for Leonard Realty Company, owner.

**SUBJECT**—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re Elevator in readiness.

**PREMISES AFFECTED**—580-582 Broadway, east side, 126 feet north of Prince Street, and 112-114 Crosby Street, Block 511, Lot 6, Borough of Manhattan.

## 621-59-A

**APPLICANT**—Bolnick and Chambers, for 20 Fifth Corporation, owner.

**SUBJECT**—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

**PREMISES AFFECTED**—584-586 Broadway, east side, 177 feet north of Prince Street, and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

## 622-59-A

**APPLICANT**—Bolnick and Chambers, for 20 Fifth Corporation, owner.

**SUBJECT**—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

**PREMISES AFFECTED**—588-590 Broadway, east side, 228 feet north of Prince Street, and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



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FEBRUARY 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 16, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

## 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

## 655-59-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

SUBJECT—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

PREMISES AFFECTED—133 East 61st Street, northside, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

## 760-59-BZ

APPLICANT—Charles M. Spindler for Panarama Realty Corporation, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7e, and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—241-02 to 241-16 Northern Boulevard, and 240-01 to 240-13 Alameda Avenue, southeast corner Block 8178, Lot 1, Douglaston, Borough of Queens.

## 646-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for R.C.A. Communications, Incorporated, owner.

SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2½ height district, the erection of a 38 story office building exceeding the permitted height.

PREMISES AFFECTED—15-33 Beaver Street, and 54-66 Broad Street, northwest corner, and 52-66 New Street, Block 24, Lots 1, 4, 6, 8, 9, 10, 13, 14, 40, 42, and 44, Borough of Manhattan.

## 734-59-BZ

APPLICANT—Abraham Grossman for Dominick Caridi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building from storage and sale of lumber to buying, storage and selling of junk, particularly metals and continue the use of the upper floor for manufacturing.

PREMISES AFFECTED—237 West 26th Street, north

side, 288 feet, 9 inches, east of Eighth Avenue, Block 776, Lot 16, Borough of Manhattan.

## 650-59-BZ

APPLICANT—Carl H. Salminen for John Ryback, owner  
SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

PREMISES AFFECTED—111-31 44th Avenue, northside, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78, and 79, Corona, Borough of Queens.

## 703-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert Feingold, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

PREMISES AFFECTED—8009-8023 21st Avenue, and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

## 401-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Mona Donner, owner; Jubilee Motors, lessee.

SUBJECT—Application reopened June 16, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of trailer sales with signs, curbs and office to a used car sales lot previously granted by the Board all for a temporary term of five (5) years.

PREMISES AFFECTED—1875 Bruckner Boulevard, northwest corner of Underhill Avenue, Block 3731, Lots 1 and 75, Borough of The Bronx.

## 609-59-BZ

APPLICANT—Abraham N. Horwitz for Estate of Maria Lombardi, owner; Edward Lombardi, executor, Salvatore Santello, lessee.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs using hand tools only, office and sale of auto accessories.

PREMISES AFFECTED—651-653 4th Avenue, and 175-183 20th Street, northeast corner, Block 637, Lot 1, Borough of Brooklyn.

## 850-59-BZ

APPLICANT—Charles M. Spindler for Aujo Realty Corporation, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a motor vehicle repair shop.

PREMISES AFFECTED—6202-6212 Fort Hamilton Parkway and 942-952 62nd Street, southwest corner, Block 5729, Lot 24, Borough of Brooklyn.

## 721-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include gasoline service station, lubricatorium, minor auto repairs, car washing, sales and utility rooms with business signs and entrance and



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show window within 75 feet of a residence use district and the parking and storage of motor vehicles.

**PREMISES AFFECTED**—10-16 Patchen Avenue and 1094-1098 Lafayette Avenue, southwest corner, Block 1612, Lots 42 and 43, Borough of Brooklyn.

## 335-35-BZ—Vol. IV

**APPLICANT**—Burke, Green and Groh for Anrob Realty Co., Inc., owner.

**SUBJECT**—Application reopened January 19, 1960 for consideration as to extension of time to complete, expired July 1, 1959 and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse, stores, plumbing fixtures, etc., 5 car garage and loading platform.

**PREMISES AFFECTED**—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

## 1-51-BZ—Vol. I

**APPLICANT**—Burke, Green and Groh for Arthur R. Mullin, owner.

**SUBJECT**—Application reopened January 19, 1960 for consideration as to extension of term of variance, expires July 12, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail use district, the sale and display of more than five (5) new and used motor vehicles for a term of fifteen (15) years.

**PREMISES AFFECTED**—243-02 to 243-10 Northern Boulevard, southeast corner of 243rd Street, Block 8180, Lot 1, Douglaston, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 16, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 16, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

### 181-54-SM

**APPLICANT**—Alsynite Co of America, owner—translucent panels.

### 320-58-SM

**APPLICANT**—Barclite Corp. of America, owner—translucent panels.

### 519-58-SA

**APPLICANT**—Vic Mfg. Company, owner—dry cleaning units (perchorethylene).

### 199-59-SM

**APPLICANT**—Cockle Ventilator Company, owner—range hood.

### 283-59-SA

**APPLICANT**—Ventil-Air Corp., owner—gas and oil-fired heating and cooling equipment.

### 314-59-SA

**APPLICANT**—H. M. Ficken for Superior Combustion Industries, Inc., owner—electric pre-heater.

### 457-59-SM

**APPLICANT**—W. R. Grace & Co., Div. Dewey & Almy Chemical, owner—daratard concrete retardar.

### 558-59-SM

**APPLICANT**—The Felters Company, owner—wall covering.

### 581-59-SM

**APPLICANT**—American Biltrite Rubber Co., owner—wall covering.

### 738-59-SA

**APPLICANT**—Ryan Industries, Inc., owner—oxygen, nitrogen or argon converter.

### 831-59-SA

**APPLICANT**—American Standard Air Conditioning Div., owner—air conditioning system.

### 812-39-SM

**APPLICANT**—United States Plywood Corporation, owner—amendment of resolution, change of ownership.

### 514-59-SA

**APPLICANT**—Cambridge Co., Div. of Standard Steel Corp., owner—oxygen, nitrogen and argon converter.

### 200-59-SA

**APPLICANT**—Air Reduction Sales Co., owner—oxygen, nitrogen and argon converter.

### 361-59-SA

**APPLICANT**—Westinghouse Electric Corp., owner—interlock.

### 605-59-A

**APPLICANT**—Sander Kolitch doing business as Kingsbridge Heights Nursing Home for Van Cortland House Inc., owner.

**SUBJECT**—Application September 24, 1959—Appeal from an order of the Fire Department re—Sprinkler.

**PREMISES AFFECTED**—3422 Cannon Place, northside 100 feet east of Giles Place, Block 3258, Lot 162, Borough of The Bronx.

### 614-59-A

**APPLICANT**—De Rose and Cavalieri for Barson Associates, Incorporated, owner; Julie Research Laboratories Incorporated, lessee.

**SUBJECT**—Application September 28, 1959—Appeal from a decision of the Borough Superintendent—re fire alarm system and egress.

**PREMISES AFFECTED**—554 West 168th Street, south side, 103 feet, 6 3/8 inches east of St. Nicholas Avenue, Block 2124, Lot 33, Borough of Manhattan.

### 636-59-A

**APPLICANT**—De Rose and Cavalieri for John Laga and Lillian Laga, owners.

**SUBJECT**—Application October 5, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re—conversion of existing garage into an apartment.

**PREMISES AFFECTED**—548 East 191st Street, southside, 150 feet east of Bathgate Avenue, Block 3273, Lot 318, Borough of The Bronx.

### 663-59-A

**APPLICANT**—Frank Randazzo for Fred N. Knaup, owner.

**SUBJECT**—Application October 14, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, business use.

**PREMISES AFFECTED**—483 Driggs Avenue, east side, 25 feet south of North 10th Street, Block 2306, Lot 7, Borough of Brooklyn.



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## 671-59-A

APPLICANT—Leonard F. Rothkrug for John Breglia, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of the Borough Superintendent, re—basement living quarters.

PREMISES AFFECTED—65 Bay 31st Street, east side, 140 feet north of Benson Avenue, Block 6382, Lot 14, Borough of Brooklyn.

## 675-59-A

APPLICANT—Seymour A. Mitteldorf for Kaylou Realty Corporation, Incorporated, owner.

SUBJECT—Application October 20, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—58 East 11th Street, southside, 230.10 feet east of University Place, Block 562, Lot 13, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JANUARY 19, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 5, 1960, were approved as printed in the Bulletin of January 14, 1960, Vol. 45. No. 2.

## 522-48-BZ—Vol. II

APPLICANT—Aaron Halpern for Frank Primeggia, owner; Queens Petroleum Co., Inc., lessee.

SUBJECT—Application reopened March 31, 1959, as Volume II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the premises from store and dwelling, to store, office, dwelling and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern, Frank S. Primeggia, R. W. McGay and Thelma Mooring.

For Opposition: Clementa Delvitt and Filimina Mag-nardi.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 709-55-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for LMT Realty Corporation, owner; Miles Shoe Store, lessee.

SUBJECT—Application reopened September 29, 1959, as Volume III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the reduction in size of a gasoline service station previously granted by the Board and the maintenance of an easement driveway all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1978 to 2014 Rockaway Park-way and Seaview Avenue, northwest corner, Block 8299, Lots 59 and 68, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis Rosen-berg.

For Opposition: Karl Bottjer and Joseph Wakal.

For Administration: Harvey Fox, N. Y. C. Housing Au-thority.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M., for inspection and decision; applicant to file corrected drawing; hearing closed.

## 708-56-BZ—Vol. II

APPLICANT—George H. Colin for Charles M. Krebs and W. H. N. Realty Corporation, owners; Cities Service Oil Company, Contract Vendee.

SUBJECT—Application reopened October 14, 1959, as Vol-ume II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in

a local retail and residence use district, the extension of the proposed gasoline service station, lubratorium, car wash-ing, minor auto repairs, store, storage and parking and storage of motor vehicles to include part of the adjoining Lot 19 in Block 13623.

PREMISES AFFECTED—248-02 to 248-10 Sunrise High-way and 139-11 to 139-19 Hook Creek Boulevard, south-east corner, Block 13623, Lot 3 and part of 19, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berk-ery.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set after ap-plicant notifies Board that masonry enclosure for garbage cans has been built; and has submitted letter as to owner-ship, lay-out indicating parking arrangement at 248-18 Sunrise Highway; and for decision; hearing previously closed.

## 939-57-BZ

APPLICANT—George H. Colin for Charles Krebs, owner; Solomon Schneider, lessee.

SUBJECT—Application reopened October 27, 1959, for consideration of amendment of resolution of June 24, 1959 —decision of the Borough Superintendent, under section 21 of the Zoning Resolution to permit the northwest portion of the plot to be used as an easement for ingress and egress to the gasoline station in Block 13623, Lot 6.

PREMISES AFFECTED—248-18 Sunrise Highway, south side, 89.22 and 111.57 feet east of Hook Creek Boulevard, Block 13623, Lot 19, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Benjamin Mosher and Thomas E. Berk-ery.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set, in con-junction with 708-56-BZ, Vol. II; hearing previously closed.

## 210-59-BZ

APPLICANT—Samuel Carr for Pericles Mellon, owner.

SUBJECT—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and pro-viding less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.

PREMISES AFFECTED—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Samuel Carr, Charles M. Spindler and Dodona Mellon.

For Opposition: Max M. Lome, F. William Guma, Teresa Pena, Elsie Kolarik, Vera Alice Timpone, Rosalind K. Johnson, Betty Stapleton, Donald and Jacob Ruth, Benjamin and Ruth Layton, James and Sally De Felice,



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T. F. Sullivan, Elsie and Harriett Hooker, James and Marie Menzies, Gladys and Charles Keating, C. Samanic C. Greenwood, M. Weig, Dr. Eugene I. Keer, Hanna Slome, Lawrence and Irene Robinson, Rhoda Appeal, Nils G. Goranson, John and Clara Bruse, Ruth E. Speier, Doris Neuman, Lissy Dennett, W. J. Du Four, Theophilus G. Demos, Mr. and Mrs. Carl De Luca, Mr. and Mrs. Paul Zeman and others.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 217-59-BZ

APPLICANT—Charles A. Buckley, Jr. for Samuel J. Goldfine, owner.

SUBJECT—Application April 6, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, auto repairs with hand tools only, office and sales, storage room and parking of motor vehicles.

PREMISES AFFECTED—123-23 Merrick Road, north side, 101.83 feet east of Sunbury Road, Block 12483, Lot 41, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: C. A. Buckley, Jr., Arnold A. Arbeit and Samuel J. Goldfine.

For Opposition: Alfred V. Sullivan, Jr., Edgar Levy, Paul Gibson, Jr., Mrs. A. Sullivan, Mrs. H. Heidt, George J. Davis, Thomas J. Walsh, Rev. R. Waite Stennett, Emily K. Chapman and Benjamin Chapman.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 316-59-BZ

APPLICANT—Herbert L. Brickman for Mary Diaz, owner.

SUBJECT—Application May 7, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail food store.

PREMISES AFFECTED—460 Quincy Avenue, southeast corner of Dewey Avenue, Block 5578, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Herbert L. Brickman, Mary Diaz, Dorothy T. McManus, Clara Abramowitz, Felicita Vega, Viola Legare, Beatrice Shelby, Ernest R. Turner, Alice Kappel, John Leccia, Lucille Gant, Timmie McCoy, Florence Harris, Marcelle McCoy, Trixie Bunell, Paul Brisebois, Helen Spazianto, Ralph Floriol and C. Carington.

For Opposition: Salvatore Cuoco.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 374-59-BZ

APPLICANT—Robert J. Crinnion for Bridgemont Associates, owner.

SUBJECT—Application May 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story masonry building on the westerly portion of the plot now occupied by a one story building on the easterly portion with a combined area coverage in excess of the permitted coverage.

PREMISES AFFECTED—2719 East Tremont Avenue, north side, 138.13 feet east of St. Raymond Avenue and 1435 Williamsbridge Road, south side, 100 feet east of St. Raymond Avenue, Block 4076, Lot 6, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 412-59-BZ

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repairs and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Laid over, date to be set after applicant amends application and rectifies housekeeping conditions; and for reinspection and decision; hearing previously closed.

## 413-59-A

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—Class 3 Construction.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, north west corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over, date to be set, in conjunction with 412-59-BZ; hearing previously closed.

## 434-59-BZ

APPLICANT—Henry Nordheim for James Petrillo, owner.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1164-1168 Wheeler Avenue, east side, 100 feet south of Westchester Avenue, Block 3739, Lot 34, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Wm. F. Meyers and Anna M. Meyers.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 437-59-BZ

APPLICANT—Albert Melniker for Maxwell and Bertha Goldberg, owners.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district, under section 7f, the erection and maintenance of a gasoline service station, car wash, non-automatic, lubricatorium, sale of accessories, minor motor vehicle repairs with hand tools and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2121 Hylan Boulevard and 292 Lincoln Avenue, southwest corner, Block 3614, Lot 1, Grant City, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melinker and Emanuel Lusquadro.

For Opposition: Leo A. Houle, John Kramar, John Mica, Antoinette Houle, Anne Mikolasek, Paul Slezak.

ACTION OF BOARD—Laid over for inspection and decision; date for decision to be set; hearing closed.



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## 480-59-BZ

APPLICANT—Carl H. Salminen for Laurence F. Collins and Thomas A. J. Collins, owners.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a building for the manufacturing of sheet metal products, offices, loading and unloading with less than the required rear yard and parking of employees cars only.

PREMISES AFFECTED—111-15 44th Avenue, northside, 100 feet east of 111th Street, Block 2016, Lots 80, 81, 82, 83 and 84, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen and Laurence F. Collins.

For Opposition: John J. McGovern, Mary McGovern, Susan Baumgaertner, Matilda Erny, Fred Ringnell, John Vachino, John Cataneo, Mrs. J. Fred De Morra, Joseph F. Erny and Robert La Barbera.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 494-59-BZ

APPLICANT—Carl H. Salminen for Vincent Brancato, owner.

SUBJECT—Application July 22, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the present one story masonry building and erect a one story extension to be used as office, hardware store, storage of fencing materials, loading and unloading and parking and storage of three (3) trucks on the unbuilt upon portion of the site.

PREMISES AFFECTED—157-11 Linden Boulevard and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen and Vincent Brancato.

For Opposition: Astoria Pearman, Berlena Drewery, Edward F. Reide, Robert Johnson and M. L. Salley.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 539-59-BZ

APPLICANT—Haus and Bresin for Jacob and Albert Cohan, owners.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus and Albert Cohan.

For Opposition: J. F. McGorrian, Benjamin Kaback, Ann B. Rolls, Mrs. A. Massaro, E. J. Braje, N. Wolynski, Vincenza Fulgione and Arthur Rosenberg.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 588-59-BZ

APPLICANT—Lama, Proskauer and Prober for Antonette, Frank, Michael and Jenny Giudice, owners.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

PREMISES AFFECTED—387-403 Lefferts Avenue and

506-512 New York Avenue, northwest corner, Block 1321, Lots 40, 41 and 44, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to February 2, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 926-57-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Robin Associates and MLM Realty Corporation, owners.

SUBJECT—Application reopened October 6, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18 South Conduit Avenue, southside, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 323-58-BZ—Vol. II

APPLICANT—Charles M. Spindler for 9201 Third Avenue Corp., owner.

SUBJECT—Application reopened June 30, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, parking and storage of motor vehicles and safety inspection station with show window and sign within 75 feet of a residence use district and without the required rear yard.

PREMISES AFFECTED—9201 to 9213 Third Avenue and 302 to 314 92nd Street, southeast corner, Block 6130, Lots 5, 7, 8, and 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 207-44-BZ

APPLICANT—Lama, Proskauer and Prober for Sadie Singer, owner.

SUBJECT—Application reopened December 22, 1959 for consideration as to extension of term of variance, expired October 26, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of a building legally occupied as a private garage for five (5) motor trucks to a junk shop.

PREMISES AFFECTED—113 Kingsland Avenue, west side, 25 feet south of Herbert Street, Block 2833, Lot 8, Borough of Brooklyn.



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## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on October 17, 1944 as amended through October 26, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation October 26, 1959; and

WHEREAS, this application was reopened on December 22, 1959 and set for hearing on January 19, 1960 at 10 A.M., requiring decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1959 acting on Alt. Applic. No. 656-44, reads:

"1. Proposed change of occupancy, in a Business Zone, to metal and rubber tire storage (Junk Shop) is contrary to Article II, PP. 4a, subsection 20 of the Zoning Resolution. Note—premises were subject of a Bd. of S & A variance under Cal. #207-44-BZ."

and

WHEREAS, there has been found to be no substantial change in the area.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on October 17, 1944, as amended through October 26, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this amended resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

## 150-50-BZ—Vol. II

APPLICANT—Henry Nordheim for Rubenstein & Tutanauer, owners.

SUBJECT—Application reopened May 12, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium and office.

PREMISES AFFECTED—2743 East Tremont Avenue and 1415 Williamsbridge Road, north junction, Block 4076, Lots 1 and 2, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 2, 1959 acting on N.B. Applic. No. 414-59, reads:

"1. Proposed gasoline service station, four gas pumps and eight gasoline tanks located in a retail use district is contrary to Art. II Sect. 4-A of the Z. R."

and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f, for a term of fifteen years, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium and office, on condition that the work shall be done in accordance with drawings filed with this application dated, April 17, 1959, 4 sheets; that the building shown shall be faced with face brick; that the area outside the building shall be paved with gravel or clean cinders, treated with a binder and rolled to the proper grade; that a sidewalk shall be constructed to the satisfaction of the Borough President on the three sides of the plot; that the pumps at the southerly end of the lot shall be kept fifteen feet back from either building line; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 273-54-BZ

APPLICANT—Theodore L. Soontup for Louis Bronxon, owner.

SUBJECT—Application reopened December 22, 1959 for consideration as to extension of term of variance, expired December 14, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence, business and manufacturing use district, the parking and storage of motor vehicles for a term of five (5) years.

PREMISES AFFECTED—90-25 144th Place (Vanderbilt Avenue), east side, 134.6 feet south of Jamaica Avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Theodore L. Soontup.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on December 14, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 14, 1959; and

WHEREAS, this application was reopened on December 22, 1959 and set for hearing on January 19, 1960 at 10 A.M., requiring decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 acting on Alt. Applic. No. 337-54, reads:

"1. Refer to amendment of Nov. 20, 1959. The five (5) year period granted for a public parking lot for more than five (5) motor vehicles has expired. Refer back to Board of Standards and Appeals for extension of time under Calendar No. 273-54-BZ."

and

WHEREAS, a view of the existing area indicates no change in the zoning or the general character of the neighborhood.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 14, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of



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this amended resolution, to permit .....; that other than as herein amended, the resolution above cited shall be complied with in all respects; and that a certificate of occupancy shall be obtained."

## 933-54-BZ—Vol. II

APPLICANT—Albert W. Butt, Jr., for Hensey Properties, Inc., owner; Syska & Hennessey, Inc., lessee.

SUBJECT—Application reopened May 19, 1959 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the third floor of 144 East 39th Street from two apartments to office space and the upper three floors of 146 East 39th Street from six apartments to engineering offices on the third floor, ladies rest room, engineering library and private executives dining room on the fourth floor, and engineering offices in the front portion and superintendent's apartment in the rear portion of the fifth floor.

PREMISES AFFECTED—144 East 39th Street, south side, 200 feet west of 3rd Avenue and 146 East 39th Street, southside, 175 feet west of 3rd Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

### APPEARANCES—

For Applicant: Albert W. Butt, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1959 acting on amendment to Alt. Applic. No. 1055-58, reads:

"C2. Under Cal. 933-54-BZ the Bd. of S. & A. permitted commercial use on the 1st and 2nd floors. Proposal to use the 3rd, 4th and 5th floors (in addition to 1st and 2nd) for commercial use is contrary to Art. II Sect. 3 of the Zon. Resol.

"C3. The proposed new opening between subject bldg. and adjacent bldg. (150 E. 39 St.) constitutes extension of a non-conforming use and is contrary to Art. II Sects. 6 and 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of twenty years, to permit in a residence use district, the change in occupancy of the third floor of 144 East 39th Street from two apartments to office space, and the upper three floors of 146 East 39th Street, from six apartments to engineering offices on the third floor, ladies' rest room, engineering library and private executive's dining room on the fourth floor, and engineering offices in the front portion and superintendent's apartment in the rear portion of the fifth floor, *on condition* that the work shall be done in accordance with drawings filed with this application dated, November 9, 1959, 21 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 347-59-A

APPLICANT—Albert W. Butt, Jr., for Hensey Properties, Inc., owner; Syska & Hennessey, Inc., lessee.

SUBJECT—Application May 19, 1959—appeal from a decision of the Borough Superintendent re: Class 3 construction—re stairways, live load.

PREMISES AFFECTED—144 East 39th Street and 146 East 39th Street, southside, 200 feet west of Third Avenue, 175 feet west of Third Avenue, Block 894, Lots 55 and 56, Borough of Manhattan.

### APPEARANCES—

For Applicant: Albert W. Butt, Jr.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1959 on Alt. Applic. 1055/58, reads:

"C1. Proposal to occupy the 5th floor of subject building for office and 1st to 4th floors for commercial use requires that bldg. be of class 1 (F.P.) construction. 4.2.1.B.C.

"C5. All req'd. stways are req'd. to be of 2 hour const. and to extend to the roof and with bulkheads thereon.

"C6. Construction must be adequate to support a 50# live load and with an allowance of 12# for partitions.

and

WHEREAS, the applicant states that the premises consist of two buildings that are now being combined into one; that 144 East 39th Street is 25 feet by 92 feet in area, 3 stories, 32 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1885, used since 1940 as follows: cellar—boiler room and storage; 1st floor—offices, 30 persons; 2nd floor—offices, 15 persons; 3rd floor—2 apartments; that 146 East 39th Street is 25 feet by 83 feet in area, 5 stories, 49 feet 8 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1870, used since 1955 as follows: cellar—boiler room and storage; 1st floor—offices, 30 persons; 2nd floor—offices, 20 persons, 3rd, 4th & 5th floors—two apartments on each floor; that the 2 buildings will be combined to be used by owners who are consulting engineers for their offices; that the exits from the combined building will be through a steel stair enclosed in 1 hour partitions with fireproof self-closing doors from roof of 144 East 39th Street to cellar and to street; that the cellar and 1st floor enclosures are of masonry construction; that the stair is 3 feet 6 inches wide, from 1st to 2nd floors; that the new stair from 2nd floor to roof will be 3 feet wide; that the stairs are accessible to occupants of both buildings; that there are also Multiple Law type fire escapes on the front and rear of 146 East 39th Street building; that all ceilings will be of 1 hour construction; that both buildings will be equipped with a one-source sprinkler system; that the present interior stair at 146 East 39th Street building will be removed; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated April 8, 1959, acting on Alt. Applic. 1055/58, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, *on condition* that the work shall be done in accordance with drawings filed with Cal. No. 933-54-BZ, dated November 9, 1959, 21 sheets; that the floors shall be made adequate and approved by the Department of Buildings, to support a fifty pound live load with an additional allowance of twelve pounds for partitions; that the combined buildings shall be equipped throughout with a one source sprinkler system; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.



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## 658-55-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for 1982 Bergen Realty Corporation, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the extension of use of a factory for storage, dyeing and treatment of cashmere, nylon materials and synthetic fibers previously granted by the Board, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1980 to 1992 Bergen Street, southside, 350 feet west of Hopkinson Avenue, Block 1453, Lots 25, 26, 29 and 30, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1959 acting on N.B. Applic. No. 411-58, and Alt. Applic. No. 223943-59, reads:

"1. The proposed extension of factory for storage, dyeing and treatment of cashmere, nylon materials and synthetic fibers in a business use district is contrary to Article II, Section 4(a)(11) of the Zoning Resolution and Cal. No. 658-55-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a temporary term of ten years from the date of this resolution, to permit in a business use district, the extension of use of a factory for storage, dyeing and treatment of cashmere, nylon materials and synthetic fibers, previously granted by the Board, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 25, 1959, 8 sheets; that all fire doors shall be put in good operating condition; that all screened or barred windows shall be made to comply with the Labor Law; that the interior wood partitions in the area of the loading platform shall be removed and replaced with incombustible material; that the Air Pollution Board shall be satisfied in all respects in regard to the control of lint and obnoxious odors; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 979-55-BZ

APPLICANT—Lama, Proskauer and Prober for M. H. C. Realty Corp., owner.

SUBJECT—Application reopened July 21, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 of-

ficial) Hollis Avenue and 109-42 to 109-46 207th Street, northwest corner, Block 10913, Lot 26, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE OF JANUARY 12, 1960—

Affirmative: Chairman Foley and Commissioner Fox... 2

Negative: Vice Chairman Kleinert ..... 1

Absent: Commissioner Sleeper and Commissioner Becker 2

### THE VOTE OF JANUARY 19, 1960—

Affirmative: Commissioner Becker ..... 1

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 17, 1956 after due notice by publication in the Bulletin; laid over to July 24, 1956 for inspection and decision; hearing closed; then to September 25, 1956 at request of the applicant in view of the possible sale of the property for conforming use; then to October 2, 1956 for consideration and for further inspection, if necessary; then to October 23, 1956 for inspection and decision; then to December 4, 1956 at the request of the applicant; then to January 15, 1957 for decision; then to February 5, 1957 for inspection and decision; then to March 12, 1957 at request of the applicant, as to sale of premises for conforming use; and

WHEREAS, this application was denied by vote of the Board on March 12, 1957; and

WHEREAS, this application was reopened and restored to the docket by order of the Court on July 21, 1959 for reconsideration and the making of a new determination; and

WHEREAS, a public hearing was held on this application on December 8, 1959 after due notice by publication in the Bulletin; laid over to December 22, 1959 for inspection and decision; hearing closed; then laid over to January 12, 1960 for further inspection and decision; then to January 19, 1960 for full vote of the Board; and

WHEREAS, the decision of the Borough Superintendent, dated December 6, 1955 as amended by decision dated July 7, 1959 acting on N.B. Applic. No. 4956-55, reads:

"1. The use of the premises as a gasoline service station, lubricatorium, office and sales, car washing, storage and minor auto repairs, parking and storage of motor vehicles in open spaces in a Retail Use district is contrary to Art. II Sect. 4A of the Zoning Resolution.

"2. The erection of a ground sign projecting beyond the building line in a Retail Use district is contrary to Art. II Sect. 4A (4(a) subdiv. 49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office and sales, car washing, minor auto repairs, parking and storage of motor vehicles, with ground signs projecting not more than four feet beyond the building line *on condition* that the work be done in accordance with drawings filed with this application dated October 29, 1959, one sheet, and November 5, 1959, four sheets; and *on the further condition* that a wall of brick, similar to that used in the accessory building, shall be constructed from the west end of the accessory building to the building line of 207th Street, returning 25 feet south along 207th Street; that three trees



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shall be planted between the sidewalk and the curb along 207th Street between the northerly edge of the curb cut and the northerly property line; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy shall be obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 603-57-BZ

APPLICANT—Patrick D. Concagh for James V. Spadea, owner, Theodore R. Sills and Co., lessee.

SUBJECT—Application August 28, 1957—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of subject premises for business purposes (offices).

PREMISES AFFECTED—124 East 38th Street, south side, 124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

### APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 29, 1958 after due notice by publication in the Bulletin; laid over to June 3, 1958 for inspection and decision; hearing closed; then to September 15, 1959; then laid over, date to be set; awaiting a Court ruling on another application in this same area; and

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1957 acting on Alt. Applic. No. 777-57, reads:

"1. Proposal to change the use of subject one family dwelling (a 4 story, basement and cellar structure, and located in a residence use district) to a commercial use is contrary to Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of seven years, to permit in a residence use district, the use of the subject premises for business purposes as offices and experimental kitchen, on condition that the work shall be done in accordance with drawings filed with this application dated, August 28, 1957, 5 sheets, and March 14, 1958, one sheet; that the tenancy of the building shall be confined to one tenant; that the tenancy shall be confined to offices with the addition of an experimental kitchen use in the basement; that there shall be no signs on the building except one 12 inch by 12 inch sign on the front; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 604-57-A

APPLICANT—Patrick D. Concagh for James V. Spadea, owner, Theodore R. Sills and Co., lessee.

SUBJECT—Application August 28, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction—commercial use.

PREMISES AFFECTED—124 East 38th Street, south side,

124.8 feet west of Lexington Avenue, Block 893, Lot 77, Borough of Manhattan.

### APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 16, 1957 on Alt. Applic. 777/57 reads:

"2. Proposal to occupy basement and 1st to 3rd floors of a Class 3 (non-fireproof) bldg. for commercial use and the 4th floor (5th story) for dwelling is contrary to 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 4 stories, and basement, 56 feet in height, 14.16 feet front by 80.75 feet in depth, of class 3 construction, erected 1903, located in a residence use, B area, class 1½ height district, and used and occupied since prior 1947 as follows: Cellar—storage and utilities, no persons; basement—office and kitchen, 6 persons; 1st floor—offices, 2 persons; 2nd floor—offices, 3 persons; 3rd floor—offices, 4 persons; 4th floor—offices and dwelling, 3 persons; that the building is provided with one 36 inch wide wood stairs, enclosed in partitions of plaster on lath, equipped with fireproof self-closing doors at basement and cellar level, stairhall leads to street and is provided with ladder and scuttle to roof; and

WHEREAS, the applicant states that the building was erected under N. B. Applic. 711/02 for uses as a 1 family dwelling, and is now occupied by one tenant for offices in connection with his business of public relations counsellor; that the building is provided with automatic push button elevator; that the inside cellar stairs are enclosed with 4 inch cinder block partitions and equipped with one hour fireproof self-closing door, and has risers; that it is proposed to construct an outside balcony fire-escape balcony in the rear in accordance with the provisions of Section 53 of the Multiple Dwelling Law with a drop ladder from the lowest balcony to the court below; that egress from this court will be by means of a gate cut in the lot line fence at the rear west which will lead to a similar court on the adjoining premises; and

WHEREAS, the applicant contends that though legally classified as a five story building, the building is 4 stories and basement, and exceeds the tabular limitations only to a slight extent; that the position of the main stairway actually cuts the building in half and consequently limits the usable floor area; that actually there are only 2 rooms on each floor; that the population of the building will not exceed 18 persons; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated August 16, 1957, acting on Alt. Applic. 777/57, be and it hereby is modified and that the appeal be and it hereby is granted that all the conditions given in the resolution under Cal. No. 603-57-BZ on this date shall be complied with; and that all other laws, rules and regulations applicable shall be complied with.

## 371-59-BZ

APPLICANT—John J. Tricarico for George Gargano, owner.

SUBJECT—Application June 9, 1959—decision of the Borough Superintendent, under section 7 subdivisions f and i of the Zoning Resolution, to permit in a retail use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, office, accessory sales, parking and storage of more than five motor vehicles, for a stated term of fifteen (15) years.



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**PREMISES AFFECTED**—1449 Hylan Boulevard and 65 Cooper Avenue, northwest corner, Block 3326, Lot 57, Dongan Hills, Borough of Richmond.

**APPEARANCES**—

For Applicant: John J. Tricarico.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on November 17, 1959 after due notice by publication in the Bulletin; laid over to December 8, 1959 for inspection and decision; hearing closed; then to December 22, 1959 for decision; applicant to submit vault and trench drawings and a report from Sanitation Engineer; then to January 12, 1960 for decision; applicant to file additional drawing showing exhaust vent location, etc.; then laid over to January 19, 1960 for applicant to consult with Department of Water Supply, Gas and Electricity; and

WHEREAS, the decision of the Borough Superintendent, dated May 27, 1959 acting on N. B. Applic. No. 681-59, reads:

"1. The proposed erection of a gasoline service station to include car washing, minor auto repairs, accessory sales and storage of more than 5 motor vehicles located in a retail use district, is contrary to Article II Section 4-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, office accessory sales, parking and storage of more than five motor vehicles, for a term of fifteen years *on condition* that the work be done in accordance with drawings filed with this application dated June 9, 1959, three sheets, and January 8, 1960, two sheets revised; and *on the further condition* that the inside of the bottom and sides of the concrete vault containing the gasoline tanks shall be waterproofed with a lining of cement waterproofing trowelled on at least three-quarters of an inch thick; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

**473-59-BZ**

**APPLICANT**—Herman E. Horwood for Alicino Realty Corporation, owner.

**SUBJECT**—Application July 17, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, for a term of five (5) years, the parking and storage, non-transient, of more than five (5) motor vehicles on the unused upon portion of the lot and in the 2 car and 3 car metal garages.

**PREMISES AFFECTED**—2282-2288 Aqueduct Avenue and 62-70 Evelyn Place, southeast corner, Block 3209, Lots 5, 7 and 8, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Herman E. Horwood.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1959 acting on Alt. Applic. No. 398-59, reads:

"1. The proposed increase in parking and storage of motor vehicles in a lot on which there are an existing 3 car garage and a two car garage and which is located in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit in a residence use district, the non-transient storage of more than five motor vehicles on the unused upon portion of the lot and in the two-car and three-car metal garages, which are at present on the lot, *on condition* that all work shall be done in accordance with drawings filed with this application dated, July 17, 1959, 5 sheets; that a new woven wire fence shall be constructed 5 feet, 6 inches high, except where the hedge exists on Aqueduct Avenue; that the hedge shall be put in proper condition; that the entire lot outside the buildings shall be paved with clean cinders or gravel, treated with an asphalt binder, rolled and properly graded and drained; that bumpers shall be provided along the east, south and west sides of the lot; that the only sign shall be that required by the Department of Licenses; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

**479-59-BZ**

**APPLICANT**—Carl H. Salminen for Arthur Solomon, owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one story extension to the present dwelling which encroaches upon the required rear yard.

**PREMISES AFFECTED**—58-35 203rd Street, eastside, 209.20 feet north of Horace Harding Expressway, Block 7454, Lot 50, Bayside, Borough of Queens.

**APPEARANCES**—

For Applicant: Carl H. Salminen.

For Opposition: None.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated July 15, 1959 acting on Alt. Applic. No. 1005-59, reads:

"1. Proposed extension encroaches upon required rear yard contrary to Article IV Section 16-C(f)." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1005-59, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 559-59-BZ

APPLICANT—Lama, Proskauer and Prober for Kingsdale Gas Station, Incorporated, owner; Ross E. Brown, lessee.

SUBJECT—Application August 12, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing, retail and residence use district, an increase in area of the auto repair shop and extend the present uses of the existing gasoline service station to include state auto inspection service and reduce the number of one car garages from 30 to 25 one car garages.

PREMISES AFFECTED—281 to 291 West 230th Street, northside, from Tibbett Avenue to Corlear Avenue, (3000-3016 Tibbett Avenue and 3001-3013 Corlear Avenue) Block 3406, Lots 1 and 10, Borough of the Bronx.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1959 as amended by decision dated November 12, 1959, acting on Alt. Applic. No. 577-59, reads:

"1. Proposed alteration and extension of use of an existing gasoline service station, lubritorium, auto laundry, minor repairs, office and sales, 30 one car garages, luncheonette, auto repair shop and parking and storage of more than 5 motor vehicles to gasoline service station, lubritorium, state inspection bay, office and sales, auto repairs, boiler room, storage rooms, 25 one car garages, luncheonette, locker room and shower and parking and storage of more than 5 motor vehicles in open area, in a plot located partly within a manufacturing use district, partly within a local retail use district and partly within a residence use district is contrary to Art. II Sec. 3 and 4-c of the Zoning Resolution and also contrary to Board of Standards and Appeals variance under Cal. #627-49-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a manufacturing, local retail and residence use district, an increase in area of the auto repair shop and extension of present uses of existing gasoline service sta-

tion to include state auto inspection service and the reduction of number of one-car garages from 30 to 25 one-car garages, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 4, 1959, 7 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 590-59-BZ

APPLICANT—Larry Meltzer for Clara Flapan, owner.

SUBJECT—Application September 16, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story structure for use as retail stores and occupying more than the permitted area coverage and less than the required rear yard.

PREMISES AFFECTED—3715-3741 Nostrand Avenue, east side, 160 feet south of Avenue X, Block 7422, Lots 61 and 66, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to January 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1959 acting on N. B. Applic. No. 2298-59, reads:

"1. The proposed structure exceeds the area permitted in a "D" area district by Article IV, Section 14 of the Zoning Resolution.

2. Provide a rear yard at the curb level as required by Article IV, Section 17, of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the erection of a one story structure for use as retail stores and occupying more than the permitted area coverage and with less than the required rear yard, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 16, 1959, 5 sheets; that all laws, rules and regulations applicable shall be complied; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:10 P. M.

JOSEPH J. DOYLE, Chief Clerk.



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## REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 19, 1960, 2 P. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 229-36-A—Vol. II

APPLICANT—Otto J. & Warren A. Sambach for Metrovar Inc., owner.

SUBJECT—Application reopened November 10, 1959—appeal from an order and a decision of the Fire Commissioner—re-Telegraphic Communication.

PREMISES AFFECTED—1148 Metropolitan Avenue, southwest corner of Varick Avenue, Block 2943, Lot 10, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Warren A. Sambach.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

#### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

#### THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated October 21, 1959 on Order No. 0722-9, reads:

"1—Provide direct telegraphic communication with Fire Headquarters. Resolution No. 229-36A, Fire Department letters of approval dated 3/9/51 and 10/8/58."

and

WHEREAS, the applicant states that the premises consist of a plot 238 feet by 109.7 feet by 197.8 feet irregular in area, used and occupied as a bulk fuel oil storage plant; that applicant requests the omission of a direct telegraphic communication with Fire Headquarters; that such request was previously granted under Calendar Number 229-36-A, Volume I; that in 1939 a 900,000 gallon tank was installed for the storage of #2 and #6 oils, and the variance was inadvertently overlooked; that the Fire Department has, therefore, issued an order to install the ADT System; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

Resolved, that the decision of the Fire Commissioner acting on Order No. 0722-9, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

### 560-46-A—Vol. III

APPLICANT—Joseph Lau and Noah Sherman for the Estate of Morris B. Baer, owner; E. S. Coffee Shops, Inc., lessee.

SUBJECT—Application reopened September 29th, 1959 as Vol. III—Appeal from a decision of the Borough Superintendent, re—class 3 construction.

PREMISES AFFECTED—754 to 756 Seventh Avenue, west side, 41 feet 6 inches south of West 50th Street, Block 1021, Lot 34, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Noah Sherman and William J. Jones.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 20, 1959 on Alt. Applic. 836/59, reads:

"Proposed occupancy of restaurant on cellar, first

and mezzanine floor is contrary to B. of S. A. approval Cal. #560-46-A."

and

WHEREAS, the applicant states that the Certificate of Occupancy #37655 issued against Alt. Applic. 1275-49 establishes present use; that it is proposed to maintain the present uses on the 2nd to the 6th floors, inclusive, and to convert and alter the cellar, first and mezzanine floors to be occupied for restaurant uses as per Alt. Applic. 836/59 and as follows: Cellar—locker rooms, toilet and storage; 1st floor—restaurant, 135 persons; mezzanine—restaurant, 52 persons; 2nd to 6th floors (inclusive) offices, 16 persons per floor; that the building has two means of egress; that the primary means of egress is a 3 foot side stairway running directly from the street through a stair bulkhead to the roof; that this stairway is enclosed with fire-retarded partitions which are equipped with fireproof self-closing doors; that the secondary means of egress is an iron fire escape at the rear of the building which leads from the roof down the stairs and platforms to a fire escape on the building adjoining at the rear; that this building has an elevator enclosed in 4 inch fireproof blocks, plastered on both sides and opens to the public hall on the 1st floor, which leads directly to the street; that the public halls and stairway are at present protected with an approved system of sprinklers (a one source system); and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated August 20, 1959, acting on 836-59 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed with this appeal dated November 25, 1959, nine sheets, and on the further condition that the cellar, first floor and mezzanine shall be supplied with a one source sprinkler system throughout; that the exhaust flue from the range hoods shall be of masonry construction in accordance with the Building Code requirements for masonry flues; that the premises shall comply with the requirements of Local Law No. 29 of 1943 in regard to exits; that all other laws, rules and regulations shall be complied with; and that a certificate of occupancy shall be obtained.

### 610-59-A

APPLICANT—Albert E. Schaefer for Nourollah Farhadi, owner.

SUBJECT—Application September 25, 1959—Appeal from a decision of the Borough Superintendent re—class 3 Construction, commercial use.

PREMISES AFFECTED—920 Third Avenue, west side, 75 feet 5 inches north of East 55th Street, Block 1310, Lot 36, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Albert E. Schaefer and Mary Farhadi.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1959 on Alt. Applic. 702/59, reads:

"C1—Proposed use of 5 story Class III bldg. for commercial purposes is not permitted. 4.2.1 B. C."

and

WHEREAS, the applicant states that the building is 25 feet by 92 feet in area, 5 stories, 52 feet high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built 1890, now used and occupied: Cellar—antiques display and storage; 1st floor and 2nd floor—antiques display and sales; 3rd to 5th floors—apartments, 8 persons each floor; and

WHEREAS, the applicant states that the proposed use



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and occupancy will be: cellar—storage and show room, 2 persons; 1st to 5th floors—antiques display and sales, 3 persons 1st and 2nd floor; 3rd, 4th and 5th floors—2 persons each floor; that a new 3 foot steel stair enclosed in masonry partitions with fireproof self closing doors in accordance with the code requirement, will be provided; that the entire building will be equipped with an approved one-source sprinkler system; that the heat will be obtained from the New York Steam Corporation; and

WHEREAS, the premises was inspected by a committee of of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated September 4, 1959, acting on Alt. App. 702-59, objection C1 be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the building conform with drawings filed with this appeal dated September 25, 1959, four sheets, on the *further condition* that the building be equipped with a one source sprinkler system throughout; that all other laws, rules and regulations applicable be complied with; and that a certificate of occupancy be obtained.

## 672-59-A

APPLICANT—Charles M. Spindler for Sun Oil Company, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of The Fire Commissioner re—gasoline tanks.

PREMISES AFFECTED—5610-5644 Avenue U, southside, foot of Pearson Street, Block 8470, Lot 130, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 6, 1959 on Folder No. E590925, reads:

"1. Your request is denied for the reason that Chapter 19.C69.0-a restricts size of tank to 550 gals. Note plan not further examined."

and

WHEREAS, the applicant states that the premises consist of a plot 150 feet by 90 feet in area, now vacant, located in unrestricted use, A area, class ½ height district; that a gasoline service station, 1 story, 13 feet 6 inches high, 46 feet by 28 feet in area, of class 3 construction, is proposed for this area; that the use with 20 550 gallon gasoline tanks is approved by the Department of Buildings; and

WHEREAS, the applicant proposes to use three 4,000 gallon tanks in place of approved twenty 550 gallon tanks; that a separate concrete underground vault will be provided for the three tanks; that the vault will be ventilated by a continuously acting fan when the station is in operation; that the fan will be inter-connected with the pumps; that the pumps will not operate unless the ventilating fan is in operation; that all electrical connections in the vault will be explosion proof; that the tanks will be electrically grounded; that an installation of the type proposed will eliminate the numerous fittings, connections, etc., which would be required by the installation of the twenty smaller tanks; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Fire Commissioner dated October 6, 1959, acting on Folder No. E590925 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accord-

ance with drawings filed with this appeal dated October 21, 1959, one sheet, and January 12, 1960, one sheet; that both the fresh air inlet and the mechanical exhaust from the vault atmosphere shall be carried over to the building and up through the roof; that a foam system shall be installed to the satisfaction of the Fire Commissioner; that the mechanical exhaust from the vault shall be capable of making four changes of air per hour; that all other laws, rules and regulations shall be complied with; and that a certificate of occupancy shall be obtained.

## 600-59-A

APPLICANT—Robert Gottlieb, for M and L Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re stairways and live load; previously granted on condition.

PREMISES AFFECTED—578 East 161st Street, southeast corner, St. Anns Avenue, Block 2619, Lot 10, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

ACTION OF BOARD—Request to reopen and amend resolution denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Absent: Commissioner Sleeper ..... 1

## 534-18-A—Vol. II

APPLICANT—Irving Kudroff for Fourems Incorporated, owner.

SUBJECT—Application reopened October 20, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—78 Fifth Avenue, west side, 73 feet 1½ inches south of 14th Street, Block 577, Lot 41, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. for inspection and decision.

## 331-59-A

APPLICANT—Dominick Salvati and Son, for Cotillion Terrace Incorporated, owner.

SUBJECT—Application May 15, 1959—Appeal from a decision of the Borough Superintendent, re—Marquee.

PREMISES AFFECTED—7307 to 7321 18th Avenue, northeast corner of 74th Street, Block 6205, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. for inspection and decision.

## 334-59-A

APPLICANT—Dominick Salvati and Son, for Hollywood Terrace, Incorporated, owner.

SUBJECT—Application May 18, 1959—Appeal from a decision of the Borough Superintendent, re—Marquee.

PREMISES AFFECTED—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6247, Lot 60, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. for inspection and decision.

## 345-59-A

APPLICANT—Dominick Salvati and Son, for Charles T. Stanback, owner.

SUBJECT—Application May 21, 1959—Appeal from a



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decision of the Borough Superintendent, re — Frame building, Public use.

PREMISES AFFECTED—273 Tompkins Avenue, east side, 75 feet north of Lexington Avenue, Block 1800, Lot 4, 1st floor, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. for inspection and decision.

## 482-59-A

APPLICANT—Aron Manor Nursing Home, Aron Maged, owner.

SUBJECT—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re Sprinkler system.

PREMISES AFFECTED—42-44 West 74th Street, south-side, 225 feet East of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

## APPEARANCES—

For Applicant: Carl Golden.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Hearing postponed to February 2, 1960, at 2 P. M. at the request of the applicant.

## 744-59-A

APPLICANT—Ruth Romanow, owner.

SUBJECT—Application November 13, 1959—Appeal from a decision of the Borough Superintendent—re alteration to existing Multiple Dwelling—to legalize rearrangement of apartments.

PREMISES AFFECTED—245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21¾, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harold D. Romanow.

For Administration: Frank Mangin, Dept. of Buildings.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. for inspection and decision.

## 519-54-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Joseph Weiss and Sons, Inc. and Frances H. Wikier, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7a and 21 of the Zoning Resolution, permitting in a business and residence use and C area district, to extend the present use of monumental works to an adjoining Lot 107 and erect a metal shed over the present traveling crane occupying more than the area permitted.

PREMISES AFFECTED—928-940 Jamaica Avenue and 1-35 Lincoln Avenue, southeast corner and 2-8 Nicholas Avenue, Block 4109, Lots 91 and 107, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 14, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1954, as *amended* through January 6, 1959 only as to the time

to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 1588/57)

## 620-55-BZ

APPLICANT—Ingram S. Carner for J. Clarence Davies, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired November 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, the reconstruction and alteration of an existing gasoline service station, lubritorium, sale of accessories, parking and storage of more than 5 cars and car wash.

PREMISES AFFECTED—5080 Broadway and 501 West 216th Street, northeast corner, Block 2232, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 6, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on November 25, 1958; and

WHEREAS, the resolution was amended on January 12, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 6, 1957, as amended through January 12, 1960 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 87/55)

## 655-56-BZ

APPLICANT—The California Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete and amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the proposed erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only; office, sale and storage of auto accessories, parking and storage of more than 5 cars waiting to be serviced.

PREMISES AFFECTED—6202-6212 New Utrecht Avenue, 1414 62nd Street southwest corner and 6201-6207 14th Avenue, Block 5734, Lots 8 and 12, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Vincent R. DeStefano.

ACTION OF BOARD—Application reopened, resolution amended and time to complete extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 19, 1957 on certain conditions; and



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WHEREAS, time to obtain permits and complete the work was last extended on January 20, 1959; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 19, 1957, as *amended* through January 20, 1959, by adding thereto:

"that one 30 foot curb cut to 14th Avenue may be permitted, as shown on revised drawings marked "Received January 7, 1960, 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Amdt. to NB 1719/56)

## 350-57-BZ—Vol. II

APPLICANT—Burke, Green & Groh for Joseph B. Weynert, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 8, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a D-1 area district, the erection of a two-story building for use as doctor's office on the first floor and two efficiency apartments on the second floor having less than the required setback of 10 feet from a mapped street and without the required five foot side yard.

PREMISES AFFECTED—58-44 Main Street, west side, 20.74 feet north of 59th Avenue, Block 6378, Lot 40, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Jenold I. Ehrlich.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II, on July 8, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 11, 1958, as *amended* through July 8, 1958 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 3866/56)

## 169-58-BZ

APPLICANT—Lama, Proskauer and Prober for Esther Equities, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting on a plot partly in a business use and partly in a residence use district, the parking of more than five motor vehicles for patron's cars in conjunction with a proposed department store, Ashford Street, in Block 4335.

PREMISES AFFECTED—732-764 Ashford Street and 820-826 Hegeman Avenue, southwest corner, Block 4334, Lots 7, 9, 11, 16, 18 and 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 29, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958, as *amended* on January 6, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 303/58)

## 235 58-BZ

APPLICANT—Leonard F. Rothkrug for Sheepshead Bay Boy's Club, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 5, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a residence use D area district, the erection of a one story and basement building for use as a Boy's Club, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—2758-2760 East 27th Street and 3605-3619 Shore Parkway, northwest corner, Block 7499, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 321/58)

## 335-35-BZ—Vol. IV

APPLICANT—Burke, Green & Groh for Anrob Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 1, 1959 and amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: Jerrold I. Ehrlich.



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**ACTION OF BOARD**—Application reopened and set for hearing on February 16, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 187-36-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business district, the alteration and installation of a lubritorium unit in an existing gasoline service station.

**PREMISES AFFECTED**—1192-1196 (1192 official) Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

## APPEARANCES—

For Applicant: Howard R. Kronland.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of an existing gasoline service station.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Howard R. Kronland.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 341-43-BZ—Vol. V

**APPLICANT**—Martyn N. Weston for 3319 Realty Corp., owner.

**SUBJECT**—Application for consideration—reopening as Vol. V subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of a laundry with accessory dry cleaning, into an existing public garage, the public garage use to be discontinued with the addition of accessory laundry truck storage use and the extension of the garage building for accessory laundry storage use.

**PREMISES AFFECTED**—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Martyn N. Weston.

**ACTION OF BOARD**—Application reopened as Vol. V, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 383-46-BZ—Vol. III

**APPLICANT**—Seelye Stevenson Value & Knecht for Frostone Corp., and Ansol Holding Corp., owners.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the erection of a connecting bridge between two factories which would cause an enlargement in area of the structure.

**PREMISES AFFECTED**—200-202 Fillary Street and 59-73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn.

## APPEARANCES—

For Applicant: William A. Faiella.

**ACTION OF BOARD**—Application reopened as Vol. III, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 1-51-BZ—Vol. I

**APPLICANT**—Burke, Green & Groh for Arthur R. Mulin, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail use district, the sale and display of more than five new and used motor vehicles for a term of 15 years.

**PREMISES AFFECTED**—243-02 to 243-10 Northern Boulevard, southeast corner of 243rd Street, Block 8180, Lot 1, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

**ACTION OF BOARD**—Application reopened and set for hearing on February 16, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice and the filing of two photographs and the information requested in letter to applicant from the Board dated January 12, 1960.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 107-58-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher, for Ray Corporation, owner; Rayco Auto Seat Covers, Inc., lessee.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, a permanent variation to permit the installation of auto seat covers and minor motor vehicle repairs with hand tools, limited to muffler and tailpipe installation and service and a temporary variation to permit the parking of more than 5 motor vehicles for patrons.

**PREMISES AFFECTED**—2383 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.



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## MINUTES

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 710-58-BZ—Vol. II

APPLICANT—Ziegler, Gill & Clabby for F. X. R. Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for employees of F. X. R., Inc.

PREMISES AFFECTED—25-70 Old Bowery Road (50th Street), west side, 140 feet north of 28th Avenue, Block 745, Lot part of 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure requiring complete new data except photographs.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 171-59-SM

APPLICANT—K. S. M. Products, Inc., owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, this material was approved by the Board on November 10, 1959; and

WHEREAS, the Board requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 10, 1959, only insofar as it relates to Paragraph 8 of the Recommendations, so that as amended this portion shall read:

"that all work shall be performed under the supervision of the licensed professional engineers of the company or their representatives; and that all materials and workmanship shall meet the requirements of the Administrative Code; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.

Adjourned: 5:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

## NOTICE

### WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

*Sixth*, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—add postage payment if the forms are forwarded by mail. Purchase payment by postage stamps **NOT ACCEPTABLE.**



# BULLETIN OF THE BOARD OF STANDARDS AND APPEALS

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No. 5

## DIRECTORY BOARD OF STANDARDS AND APPEALS

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Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, January 26, 1960, Affecting Calendar Numbers 355-59-BZ, 436-59-BZ, 463-59-BZ, 485-59-BZ, 518-59-BZ, 534-59-BZ, 561-59-BZ, 563-59-BZ, 587-59-BZ, 597-59-BZ, 628-59-BZ, 681-59-BZ, 682-59-BZ, 696-59-BZ, 726-59-BZ, 239-26-BZ—Vol. III, 676-51-BZ—Vol. IV, 193-59-BZ, 806-56-A—Vol. II, 496-59-BZ, 497-59-A, 538-59-BZ, 546-59-BZ, 562-59-BZ, 715-59-BZ, 716-59-A and 794-59-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, January 26, 1960, Affecting Calendar Numbers 236-38-SM—Vol. II, 440-39-SM, 709-39-SM—Vol. II, 1268-39-SM, 110-50-SM, 390-52-SM, 48-55-SM, 349-55-SM, 727-55-SM, 846-55-SA, 344-57-SA, 65-58-SA, 75-58-SA, 377-58-SA, 492-58-SM, 107-59-SM, 155-59-SA, 235-59-SM, 236-59-SM, 385-59-SA, 631-59-SM, 829-48-SA, 83-57-SA, 225-46-A, 383-59-A, 651-59-A, 298-47-A—Vol. III, 566-48-A—Vol. II, 333-58-A—Vol. II, 555-59-A, 566-59-A, 575-59-A, 586-59-A, 623-59-A, 1484-22-BZ, 1017-55-BZ, 352-45-BZ—Vol. II, 145-59-BZ, 1013-18-BZ—Vol. II, 547-32-BZ—Vol. III, 101-45-BZ—Vol. II, 555-54-BZ, 556-54-BZ, 557-54-BZ and 171-58-BZ.

Corrections Affecting Calendar Numbers 573-59-BZ and 673-57-SA.

## DISCONTINUANCE OF PROCEEDINGS

Matter of Herwil Realty Mgt. Co., Inc. vs. Board:—On December 2, 1958, the Board granted a variance under Section 7h of the Zoning Resolution for a term of five years to permit in a residence use district, the use of the premises as a private parking lot for more than five (5) motor vehicles restricted to the staff of the medical college and hospital and visiting physicians; Calendar Number 384-58-BZ; Premises 1-15 East 106th Street, north side and 2, 4, 6, 12 & 18 East 107th Street, south side, 99 feet, 10 inches east of 5th Avenue, Block 1612, Lots 5, 60, 62, 66, 67 and 68, Borough of Manhattan.

In Supreme Court, New York County, the above entitled proceeding was discontinued by stipulation and agreement by both parties, on December 22, 1959.

\* \* \* \* \*

## COURT DECISION

Matter of Silver Crest Farms, Inc. vs. Murdock:—On April 29, 1958, the Board denied an application under Section 7h of the Zoning Resolution to permit in a local retail and residence use district, for a term of ten years, the operation of a private parking lot for more than five motor vehicles; Calendar Number 821-48-BZ—Vol. II; Premises 81-17 Caldwell Avenue and 60-30 82nd Street, northwest corner, Block 2919, Lots 38, 42 and 47, Elmhurst, Borough of Queens.

Upon court review, Mr. Justice Crisona, at Supreme Court, Special Term, affirmed the decision of the Board and dismissed the petition. (N. Y. Law Journal, January 18, 1960, page 15).

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed up to January 26, 1960*

*Cal. No. Dept. Premises Affected*

**47-60-A**—B.B.—249-251 East 39th Street and 3910 Church Avenue, southeast corner, Block 4893, Lot 1, Borough of Brooklyn, Alt. 3271-59, re—review of Borough Superintendent's decision, re—zoning matter.

**48-60-BZ**—B.M.—12-14 East 89th Street, north side, 206 feet east of 5th Avenue, Block 1500, Lot 63 and 64, Borough of Manhattan, Alt. 1927-59, re—proposal to erect a school which will occupy more than 65% of the unoccupied part of the lot, residence use district.

**49-60-BZ**—B.B.—964-996 Ocean Parkway and 507-525 Avenue J, northwest corner and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn, N.B. 3579-59, re—garage for multiple dwelling, parking facilities for multiple dwelling, area and setback, E and E-1 Area, residence use district.

**50-60-BZ**—B.M.—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan, Alt. 728-59, re—business offices in multiple dwelling, residence use district.

**51-60-SM**—Sky Climber, Model Nos. M2, A2 and E1, manufactured by Western Gear Corporation, Material.

**52-60-SA**—H. C. Little Automatic Gas Fired Water Heaters, "Heavy Duty" Series, Model Nos. Series 200, 300, 500 and "Special", manufactured by H. C. Little Burner Co., Appliance.

**53-60-SA**—Consolidated Industries Corp. Gas Fired Heaters, various models, manufactured by Consolidated Industries Corporation, Appliance.

**54-60-BZ**—B.Q.—102-09 221st Street, east side, 98.07 feet north of Hempstead Avenue, Block 10777, Lot 1, Queens Village, Borough of Queens, Alt. 2664-59, re—two family dwelling in a G-1 area local retail and residence use district.

**55-60-SA**—Amesteam Generator, oil fired, Model Nos. AA-154 to AA6004, manufactured by Ames Iron Works, Inc., Appliance.

**56-60-BZ**—B.B.—346-360 East 29th Street, west side, 230 feet north of Avenue D, Block 5194, Lot 25, Borough of Brooklyn, Alt. 3404-59, re—parking and storage—non-transient (fuel oil trucks and service cars) in conjunction with storage garage, residence use district.

**57-60-SM**—Corruform (fireproof floor and roof construction), manufactured by Granco Steel Products Co., Material.

**58-60-BZ**—B.R.—2122-2128 Richmond Terrace (2128 official) and 2-12 Maple Avenue, southwest corner, Block 1074, Lot 55, Port Richmond, Borough of Richmond, Alt. 470-59, re—proposed curb cut within 75 feet of residence use district.

**59-60-BZ**—B.Q.—219-04 Stewart Road, southeast corner

219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens, Alt. 619-56, re—proposed erection of an extension in the required 20 feet from the rear lot line, and the proposed erection of an extension less than 15 feet from the street line in a G-1 area, residence use district.

### *Restored to Docket*

**298-47-A**—F.D.—347 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn, Decision re Order No. 5888-9, re—automatic wet sprinkler system.

**555-54-BZ**—B.M.—139 East 69th Street, north side, 150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan, Amendment to Alt. 629-54, reopened for consideration as to extension of term of variance and time to obtain Certificate of Occupancy, re—photographic studio and one family dwelling, etc.—residence use district.

**556-54-BZ**—B.M.—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan, Amendment to Alt. 630-54, reopened for consideration as to extension of term of variance and time to obtain Certificate of Occupancy, re—television studio, photographic studio, offices and motion picture projection room, etc.—residence use district.

**557-54-BZ**—B.M.—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan, Amendment to Alt. 631-54, reopened for consideration as to extension of term of variance and time to obtain Certificate of Occupancy, re—photographic studio and one family dwelling, etc.—residence use district.

**171-58-BZ**—B.B.—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn, Amendment to N.B. 192-58, reopened for consideration as to extension of time to complete, re—gasoline service station, lubritorium, car wash, minor motor vehicle repairs, parking of motor vehicles, etc.—residence use district.

**574-32-BZ—Vol. III**—B.M.—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan, Alt. 1866-59, re—gasoline service station, lubritorium, minor auto repairs with hand tools only, parking and storage of motor vehicles, etc.—business use district.

**101-45-BZ—Vol. II**—B.M.—311 West 48th Street, north side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan, Amendment to Alt. 1585-57, re—offices, restaurant, apartment, etc.—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.



# CALENDAR

## RULES

### Last Publication

|                                                                                                      |                                |
|------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                         | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                    | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....                                | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                 | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                        | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                     | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                              | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)...                                                                    | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                    | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                 | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                       | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) .....                                                                   | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                        | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                             | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                     | April 15, 1958.                |
| Fire Drill Rules .....                                                                               | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of .....                               | Jan. 8, 1957.                  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....          | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                      | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                             | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                            | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                                    | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                     | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                               | June 25, 1959.                 |
| Opening Protective Assemblies, Rules for Inspection of .....                                         | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....           | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                                 | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) ..... | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                            | Oct. 8, 1959.                  |
| Smoking in Factories, Rules for..                                                                    | April 15, 1958.                |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                        | Mar. 4, 1958.                  |
| Sprinkler, Rules .....                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                       | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting. .....                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                       | Sept. 3, 1946—Vol. 31, No. 36  |

Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 9, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 9, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient

storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

Laid over from January 12, 1960, to January 26, 1960, for hearing at request of objector, applicant concurring, to February 9, 1960, for hearing and for applicant to file drawing indicating parking arrangement, grading and drainage and data as to easement.

### 612-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard, and 157-68 to 157-72 18th Avenue, southeast corner, and 18-02 to 18-08 160th Street, Block 4748, Lot 35, Whitestone, Borough of Queens.

### 576-59-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application September 4, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the parking of patrons and employees' cars from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

### 747-59-BZ

APPLICANT—Charles M. Spindler for John Michelangeli, owner.

SUBJECT—Application November 17, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and unrestricted use district the reconstruction of an existing gasoline service station, motor vehicle repair shop with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, and office and sale of accessories and parking and storage of motor vehicles.

PREMISES AFFECTED—28-01 to 28-15 (28-11 official) College Point Causeway and 123-02 28th Avenue, southeast corner, and 28-02 to 28-10 124th Street, Block 4321, Lots 56, 58, 59, and 60, Whitestone, Borough of Queens.

### 679-59-BZ

APPLICANT—Emanuel Kontokosta for Liborio and Josephine Amendola, owners; Mathew S. Savich, lessee.

SUBJECT—Application October 22, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from a one family dwelling to a two family dwelling.

PREMISES AFFECTED—225-35 111th Avenue, northside, 104.09 feet west of 227th Street, Block 11208, Lot 25, Queens Village, Borough of Queens.

### 172-59-BZ

APPLICANT—Gilbert Lazerus for Billiou Corp., Morris Maran and Irving Weinstein, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Sections 7c, 7e, 21 and 19A(J) of the Zoning Resolution, to permit in a residence and local retail use, D area district, the erection of a one story and basement store building, occupying more than the permitted area with less than the required rear yard



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and the elimination of the required loading and unloading berth.  
**PREMISES AFFECTED**—70-30 to 70-44 Kissena Boulevard, westside, 99.25 feet north of 70th Road, Block 6656, Lot 190, Flushing, Borough of Queens.

## 673-59-BZ

**APPLICANT**—Lama, Proskauer, and Prober for Robert L. Goetz, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as meeting rooms, storage and equipment, stores and offices and parking on the unbuilt upon portion of the site and business signs.

**PREMISES AFFECTED**—9613-9623 Avenue A, and 582-584 Rockaway Parkway, northwest corner, and 1225-1237 Linden Boulevard, Block 4717, Lots 1, 6 and 9, Borough of Brooklyn.

## 1089-24-BZ—Vol. II

**APPLICANT**—Julius Bleich for Reliable Operating Corp., owner; Mauricos Co., Inc., lessee.

**SUBJECT**—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

**PREMISES AFFECTED**—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## 402-59-BZ

**APPLICANT**—Henry Nordheim for Angelo Corradino, owner.

**SUBJECT**—Application June 17, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

**PREMISES AFFECTED**—216-220 East 203rd Street, southside, 142.21 feet east of Grand Concourse, Block 3308, Lots 9 and 10, Borough of The Bronx.

## 453-59-BZ

**APPLICANT**—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

**SUBJECT**—Application June 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of an office and maintenance of an outdoor auto sales lot for the sale and display of motor vehicles with two business ground signs.

**PREMISES AFFECTED**—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## 454-59-A

**APPLICANT**—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

**SUBJECT**—Application June 30, 1959—filed pursuant to Section 35, General City Law, portion of lot in bed of mapped street. Proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## 231-29-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Herbst and

Rusciano for J. Clarence Davies, owner; Finest Food Market, lessee.

**SUBJECT**—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).

**PREMISES AFFECTED**—20 East Burnside Avenue, south west corner of Walton Avenue, Block 2854, Lot 44, Borough of The Bronx.

## 423-59-BZ

**APPLICANT**—Hirsch and Wexner for Leonard Jackerson, owner; Benjamin Haskell, lessee.

**SUBJECT**—Application June 26, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

**PREMISES AFFECTED**—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52, and part of lots 35 and 50, Borough of The Bronx.

## 709-59-BZ

**APPLICANT**—Mario A. Tucciarone for A. J. Panzarella Realty, Incorporated, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion.

**PREMISES AFFECTED**—156-10 to 156-40 Cross Bay Boulevard, westside, from 156th Avenue to 157th Avenue, Block 13957, Part of Lot 1, Howard Beach, Borough of Queens.

## 172-36-BZ—Vol. III

**APPLICANT**—A. H. Salkowitz for Coronet Piece Dye Works Inc., owner.

**SUBJECT**—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to an existing dyeing and finishing factory and extend such uses.

**PREMISES AFFECTED**—80-19 to 80-25 Cornish Avenue, north side, 135.66 feet east of Queens Boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

## 758-30-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for Leading Estates, Incorporated, owner.

**SUBJECT**—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, Northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

## 720-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubri-



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torium, car washing and sale of accessories and extend such uses to include minor auto repairs and parking and storage of motor vehicles.

**PREMISES AFFECTED**—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

## 512-59-BZ

**APPLICANT**—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

**SUBJECT**—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

**PREMISES AFFECTED**—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

## 583-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst & Rusciano for Irving London, owner.

**SUBJECT**—Application August 24, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage for more than five (5) motor vehicles to storage of lumber, laundry storage and machine shop uses, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41, and 42, Borough of The Bronx.

## 576-37-BZ, Vol. II—Part II

**APPLICANT**—Robert J. Crinnion for Benjamin J. Denihan, Inc. and Deborah E. Dumont, owners.

**SUBJECT**—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956 for an additional term of five years to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

**PREMISES AFFECTED**—215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

Laid over from January 12, 1960, to February 9, 1960, for continued hearing; applicant and objectors to file briefs.

## 595-44-BZ—Vol. II

**APPLICANT**—O'Dwyer and Bernstein for Penthouse Buildings, Inc., owner.

**SUBJECT**—Application reopened January 12, 1960 for consideration as to amendment to resolution—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant to non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

**PREMISES AFFECTED**—30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

## 677-53-BZ

**APPLICANT**—Lama, Proskauer and Prober for Market Brothers Fresh Meadow Garage, Inc., owner.

**SUBJECT**—Application reopened January 12, 1960 for consideration as to extension of time to complete, expired October 21, 1959—decision of the Borough Superintendent, previously granted on condition, under Sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

**PREMISES AFFECTED**—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

## 597-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.

**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

**Hearing closed.** Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant having changed the basis of his application from 7c and 7i and 21 to 7a and 21.

## 534-59-BZ

**APPLICANT**—Andrew Di Camillo, for Beatrice Thurer, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

**PREMISES AFFECTED**—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.

## 485-59-BZ

**APPLICANT**—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

**SUBJECT**—Application July 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station for the sale of gasoline and oil for marine service only for a stated term of ten (10) years.

**PREMISES AFFECTED**—565-567 City Island Avenue, east side, 74.77 feet north of Cross Street, Block 5635, Lot 156, Borough of The Bronx.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant to file drawing showing connection between pumps and tanks.

## 681-59-BZ

**APPLICANT**—Charles M. Spindler, for Frank Pagano, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension occupying more than the area coverage.

**PREMISES AFFECTED**—32-61 110th Street, east side, 96.17 feet north of Northern Boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.



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## 587-59-BZ

APPLICANT—Arnold Arbeit, for Queens Retail Development Corporation, owner; Alexander's Department Store Incorporated, lessee.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a roof sign on the existing building occupied as a department store.

PREMISES AFFECTED—96-05 Queens Boulevard, northeast corner of Junction Boulevard, Block 2084, Lot 101, Rego Park, Borough of Queens.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.

## 561-59-BZ

APPLICANT—Patrick D. Concagh, for Patrick Filomio, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking of more than five (5) cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—3221-3225 Boston Road, 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.

## 563-59-BZ

APPLICANT—Sol Oberwager, for J. J. A. Holding Corporation, owner.

SUBJECT—Application July 29, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

PREMISES AFFECTED—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant to amend application as to Section 7, supplying a different subdivision as his basis of appeal.

## 628-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Kent Towers Incorporated, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for, John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, west side, 94.70 feet north of West 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant to submit letter from owner of corner parcel as to its use for loading berth.

## 682-59-BZ

APPLICANT—Charles M. Spindler, for 39-46 Crescent Street Building Corporation, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

PREMISES AFFECTED—72-02 to 72-12 Roosevelt Avenue, (72-02 Roosevelt Avenue official), southeast corner of 72nd Street, Block 1304, Lot 32, Jackson Heights, Borough of Queens.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960 for inspection and decision; applicant having amended the basis of his application to include Section 7f.

## 696-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

Hearing closed.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision.

## 436-59-BZ

APPLICANT—Burke, Green and Groh, for James A. Kennedy and Michael J. Kennedy, owners.

SUBJECT—Application July 1st, 1959—decision of the Borough Superintendent, under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut (business entrance) within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

Hearing closed.—Laid over from December 22, 1959 to January 12, 1960, for inspection and decision; then to January 26, 1960, for decision; applicant to file new drawing confining the gasoline station to the retail district; then to February 9, 1960, at the request of the applicant to permit filing of plans.

## 355-59-BZ

APPLICANT—Leonard F. Rothkrug, for Note Realty Corporation, owner.

SUBJECT—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of (15) years.

PREMISES AFFECTED—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria Borough of Queens.



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**Hearing closed.**—Laid over from December 8, 1959, to December 22, 1959, for inspection and decision; then to January 12, 1960, at the request of the applicant; then to January 26, 1960, at request of the applicant; then to February 9, 1960 at the request of applicant.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 9, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, February 9, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 566-48-A—Vol. II

APPLICANT—Hurley and Hughes for New York College of Music, owner.

SUBJECT—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

PREMISES AFFECTED—114-116 East 85th Street, southside, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

### 333-58-A—Vol. II

APPLICANT—Philip Freshman for Isaac Baron, owner; Big Apple, Lessee.

SUBJECT—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re: Egress, opening in the fire wall, and live load.

PREMISES AFFECTED—1613 to 1635 East 16th Street, east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

### 555-59-A

APPLICANT—Herman E. Horwood for Duncan M. Findlay, owner.

SUBJECT—Application August 26, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—83-85 Worth Street, north side, 202 feet, 10½ inches, west of Broadway, Block 173, Lot 2, Borough of Manhattan.

### 566-59-A

APPLICANT—Arnold W. Lederer for Esther Greenberger, owner.

SUBJECT—Application September 2, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—925 Ralph Avenue, southeast corner of East 89th Street, Block 4709, Lot 34, Borough of Brooklyn.

### 775-59-A

APPLICANT—Patrick D. Concagh for Lee Silberstein, owner.

SUBJECT—Application August 28, 1959—Appeal from a decision of the Borough Superintendent—re fire escape.

PREMISES AFFECTED—34 West 17th Street, south side, 496 feet 6 inches west of 5th Avenue, Block 818, Lot 70, Borough of Manhattan.

### 23-59-A

APPLICANT—Sidney H. Kitzler, for George Credidio, owner.

SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

### 53-55-A—Vol. II

APPLICANT—Ronson Corporation, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—re: packaging and marketing of Combustible Mixture known as Ronsonol "One Shot" Lighter Fluid

in New York City (containers not in accordance with Administrative Code Requirements).

### 444-59-A

APPLICANT—Dutt Realty Corp., owner; Richardson & Dutt, Inc., lessee.

SUBJECT—Application July 2, 1959—Appeal from a decision of the Fire Commissioner—re: Dry Sprinkler System.

PREMISES AFFECTED—789-791 3rd Avenue, east side, 25 feet south of East 49th Street, Block 1322, Lot 47, Borough of Manhattan.

### 522-59-A

APPLICANT—Lama, Proskauer and Prober for Fifth Avenue Jewelers Exchange Incorporated, owners.

SUBJECT—Application August 5, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—30-34 West 47th Street, south side, 390 feet west of Fifth Avenue, Block 1262, Lot 54, Borough of Manhattan.

### 598-59-A

APPLICANT—S. Walter Katz for Rayaldo Realty Corporation, owner.

SUBJECT—Application September 21, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 construction, height excessive.

PREMISES AFFECTED—1134 First Avenue, eastside, 50 feet 5 inches north of East 62nd Street, Block 1457, Lot 3, Borough of Manhattan.

### 713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company, Incorporated, owner; Parsons Sanitarium, Incorporated, lessee.

SUBJECT—Application November 2, 1959—Appeal from a decision of the Borough Superintendent—re frame building, business use.

PREMISES AFFECTED—139-78 35th Avenue, southside, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 16, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, February 16, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

### 726-59-BZ

APPLICANT—Albert Melniker, for Dorothy and Alexander Dalessio, owners.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—345 Targee Street and 40 Osgood Avenue, southeast corner, Block 635, Lot 9, Clifton, Borough of Richmond.

**Hearing closed.**—Laid over from January 26, 1960, to February 16, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 24, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 24, 1960, at 10 o'clock, at*



# CALENDAR

80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 434-58-BZ

APPLICANT—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

SUBJECT—Application July 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc., and the storage of equipment in the vacant portion of the premises, the existing building is located over the city line which is in a Pelham Manor business district.

PREMISES AFFECTED—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

## 7-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Ethel Peres, owner.

SUBJECT—Application reopened October 14, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7e, 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, hi-speed auto laundry, lubricatorium, minor auto repairs, office and sales, storage and parking of cars awaiting service.

PREMISES AFFECTED—2317 to 2327 Ralph Avenue, 6402 to 6414 Avenue M, southeast corner, and 1302 to 1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn.

## 528-59-BZ

APPLICANT—Henry Nordheim for 1996 Arthur Avenue Corporation, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies.

PREMISES AFFECTED—2000 Arthur Avenue, east side, 100.30 feet north of East 178th Street, Block 3068, Lot 65, Borough of the Bronx.

## 789-59-BZ

APPLICANT—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar for a term of fifteen (15) years.

PREMISES AFFECTED—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, White-stone, Borough of Queens.

## 697-59-BZ

APPLICANT—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office and sales, parking and storage of motor vehicles for a stated term of twenty (20) years.

PREMISES AFFECTED—162-27 to 162-41 North Conduit Avenue (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

## 407-59-BZ

APPLICANT—Philip Freshman for Carda Incorporated, owner.

SUBJECT—Application June 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present parking lot into the adjoining plot.

PREMISES AFFECTED—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

## 749-59-BZ

APPLICANT—Lama, Proskauer and Prober for 137-07 Northern Boulevard Corporation, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district the erection of a one story building to be used for the selling and installation of automotive muffler and exhaust systems and other automotive accessories with the use of acetylene torches in connection therewith.

PREMISES AFFECTED—137-07 Northern Boulevard, north side, 45 feet east of Farrington Street, and 35-27 to 35-31 Farrington Street, Block 4959, Lots 3 and 37, Flushing, Borough of Queens.

## 162-59-BZ

APPLICANT—Herman Kron for L. B. Oil Co. Inc., owner.

SUBJECT—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, machine shop, motor vehicle repairs, store office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

## 798-59-BZ

APPLICANT—Charles M. Spindler for Derben Realty Corporation, owner.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback.

PREMISES AFFECTED—67-01 to 67-09 (67-05 official) 167th Street, and 167-02 to 167-04 67th Avenue, southeast corner, Block 6921, Lot 32, Flushing, Borough of Queens.

## 704-59-BZ

APPLICANT—Robert J. Crinnion, for E. S. I. Realty Corporation, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—53-57 East 177th Street, northeast corner of Walton Avenue, Block 2828, Lots 1, 45, and 46, Borough of the Bronx.

## 601-59-BZ

APPLICANT—Henry Nordheim, for Julia S. Politi, owner; David Mannes, lessee.

SUBJECT—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.



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**PREMISES AFFECTED**—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of the Bronx.

## 762-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubritorium, minor auto repairs, car washing, utility room and salesroom and parking and storage of motor vehicles.

**PREMISES AFFECTED**—83-29 Broadway and 86-01 to 86-09 Dongan Avenue, northwest corner, Block 1580, Lot 1, Elmhurst, Borough of Queens.

## 766-59-BZ

**APPLICANT**—Harry Silverman for I. B. M. World Trade Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars for a period of five (5) years.

**PREMISES AFFECTED**—344 to 346 East 46th Street, south side, 100 feet west of United Nations Plaza, Block 1338, Lot 31, Borough of Manhattan.

## 171-58-BZ

**APPLICANT**—A. H. Salkowitz for Joseph Klar, owner.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of time to complete, expired November 18, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a gasoline service station with accessory uses of lubritorium, car wash, office and store room for sale and storage of auto accessories, minor motor vehicle repairs and the parking of motor vehicles.

**PREMISES AFFECTED**—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn.

## 1013-18-BZ—Vol. II

**APPLICANT**—Dominick Salvati and Son for Louis Ponsiglione, owner; Frank Pensabene, lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of time to complete, expired November 25, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of an existing one-story building from public garage to motor vehicle repair shop—power and hand tools, and automobile painting—no welding.

**PREMISES AFFECTED**—129 Carroll Street, north side, 104 feet west of Henry Street, Block 349, Lot 31, Borough of Brooklyn.

## 555-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; Radkai, Inc., lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

**PREMISES AFFECTED**—139 East 69th Street, north side,

150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan.

## 556-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; K. D. B. Realty Holding Corp., lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room, formerly used as a private garage on first floor with living quarters on upper floor, accessory to former large private residence.

**PREMISES AFFECTED**—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan.

## 557-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; Genevieve Naylor, lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one-family dwelling, formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence.

**PREMISES AFFECTED**—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 24, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 24, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 545-59-A

**APPLICANT**—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

**SUBJECT**—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

**PREMISES AFFECTED**—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

## 694-59-A

**APPLICANT**—Irving Kudroff for 75-7 Spring Street Corporation, owner.

**SUBJECT**—Application October 26, 1959—Appeal from a decision of the Borough Superintendent—re exterior stairs.

**PREMISES AFFECTED**—75-77 Spring Street and 75-77 Crosby Street, northeast corner, Block 496, Lot 40, Borough of Manhattan.

## 695-59-A

**APPLICANT**—Voorhees Walker Smith, Smith and Haines for Fordham University, owner.

**SUBJECT**—Application October 27, 1959—Appeal from an order of the Fire Commissioner—re storage and use of liquified petroleum gas (Propane).

**PREMISES AFFECTED**—441 East Fordham Road, north side, from New York Central to Southern Boulevard, Block 3273, Lot 1, Borough of the Bronx.



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## 717-59-A

APPLICANT—Ludwig Hanauer for 314 5th Avenue Corporation, owner.

SUBJECT—Application November 2, 1959—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—314 5th Avenue, west side, 28 feet 8 1/4 inches south of West 32nd Street, Block 833, Lot 45, Borough of Manhattan.

## 729-59-A

APPLICANT—Robert J. Crinnion for Gene Leone's Incorporated, owner.

SUBJECT—Application November 4, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.

PREMISES AFFECTED—249 West 48th Street, north side, 80 feet east of 8th Avenue, Block 1020, Lot 5, Borough of Manhattan.

## 922-59-A

APPLICANT—Elliot Saltzman for Foundation, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, office use, stairways and egress.

PREMISES AFFECTED—4 East 54th Street, south side, 125 feet east of 5th Avenue, Block 1289, Lot 67, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 1960, 10. A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 12, 1960 were approved as printed in the Bulletin of January 21, 1960, Vol. 45, No. 3.

## 355-59-BZ

APPLICANT—Leonard F. Rothkrug for Note Realty Corporation, owner.

SUBJECT—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of (15) years.

PREMISES AFFECTED—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

ACTION OF BOARD—Laid over to February 9, 1960, at 10 A.M. at the request of applicant; hearing previously closed.

## 436-59-BZ

APPLICANT—Burke, Green and Groh for James A. Kennedy and Michael J. Kennedy, owners.

SUBJECT—Application July 1st, 1959—decision of the Borough Superintendent, under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut (business entrance) within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.  
For Opposition: None.

ACTION OF BOARD—Laid over to February 9, 1960, at 10 A.M. at the request of the applicant to permit filing of plans; hearing previously closed.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, westside, 94.70 feet north of West 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

## APPEARANCES—

For Applicant: James J. Lyons, Jr., John J. Lynch and John Reynolds.  
For Opposition: Milton S. Schnur.

ACTION OF BOARD—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; applicant to submit letter from owner of corner parcel as to its use for loading berth; hearing closed.

## 485-59-BZ

APPLICANT—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

SUBJECT—Application July 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station, for the sale of gasoline and oil for marine service only, for a stated term of ten (10) years.

PREMISES AFFECTED—565-567 City Island Avenue, eastside, 74.77 feet north of Cross Street, Block 5635, Lot 156, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.  
For Opposition: None.

ACTION OF BOARD—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; applicant to file drawing showing connection between pumps and tanks; hearing closed.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.



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## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Joseph Shankey and Alfred Sambero.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for hearing and for applicant to file drawing indicating parking arrangement, grading, drainage and data as to easement.

## 534-59-BZ

**APPLICANT**—Andrew Di Camillo for Beatrice Thurer, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

**PREMISES AFFECTED**—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Abraham Hamtin.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 561-59-BZ

**APPLICANT**—Patrick D. Concagh for Patrick Filomio, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking of more than five (5) cars awaiting service for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—3221-3225 Boston Road, 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

## APPEARANCES—

For Applicant: P. D. Concagh.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 563-59-BZ

**APPLICANT**—Sol Oberwager for J. J. A Holding Corporation, owner.

**SUBJECT**—Application July 29, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

**PREMISES AFFECTED**—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Sol Oberwager and Irving M. Maron.

For Opposition: Samuel Bodian, City Construction Coordinator and Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; applicant to amend application as to Section 7, supplying a different subdivision as his basis of appeal; hearing closed.

## 587-59-BZ

**APPLICANT**—Arnold Arbeit for Queens Retail Development Corporation, owner; Alexander's Department Store Incorporated, lessee.

**SUBJECT**—Application September 15, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the erec-

tion and maintenance of a roof sign on the existing building occupied as a department store.

**PREMISES AFFECTED**—96-05 Queens Boulevard, northeast corner of Junction Boulevard, Block 2084, Lot 101, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Opposition: Samuel Bodian, City Construction Coordinator.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 597-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., Inc., owner.

**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to February 9, 1960, at A.M. for inspection and decision; applicant having changed the basis of his application from 7c, 7i and 21 to 7a and 21; hearing closed.

## 628-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Kent Towers Incorporated, owner.

**SUBJECT**—Application September 17, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

**PREMISES AFFECTED**—247-249 Lexington Avenue, eastside, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama and Louis Kraft.

For Opposition: Theodore Malvin.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 681-59-BZ

**APPLICANT**—Charles M. Spindler for Frank Pagano, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension occupying more than the area coverage.

**PREMISES AFFECTED**—32-61 110th Street, east side, 96.17 feet north of Northern Boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: William A. Robinson and E. Medlin, Orine Kitt, Amicus Curiae.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 682-59-BZ

**APPLICANT**—Charles M. Spindler for 39-46 Crescent Street Building Corporation, owner.



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**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under sections 7e, 7i and 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

**PREMISES AFFECTED**—72-02 to 72-12 Roosevelt Avenue, (72-02 Roosevelt Avenue official) southeast corner of 72nd Street, Block 1304, Lot 32, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Anton Komarek.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; applicant having amended the basis of his application to include Section 7f; hearing closed.

## 696-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 9, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 726-59-BZ

**APPLICANT**—Albert Melniker for Dorothy and Alexander Dalessio, owners.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools with curb cuts and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—345 Targee Street and 40 Osgood Avenue, southeast corner, Block 635, Lot 9, Clifton, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 239-26-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for Abraham Winick, owner.

**SUBJECT**—Application reopened October 14, 1959 and restored to the docket by order of the Court—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories with show window within 75 feet of residence use district.

**PREMISES AFFECTED**—1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler and R. S. Hardy.

For Opposition: Paul M. Cutrano, Anthony A. Spletzer and Joseph Ruffo.

**ACTION OF BOARD**—Application granted on condition. **THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for continued hearing; then laid over to January 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1956 acting on N.B. Applic. 473-56, reads:

"1. Proposed gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories in a business zone is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

"2. Show window within 75' of a Residence zone in a transition from Non-Residential to Residential zone is contrary to Art. II, PP. 7A of the Zoning Resolution.

"Note: Premises were subject of Bd. of Standards and Appeals action under Cal. #239-26-BZ, Vol. II." and

WHEREAS, this case was reopened for reconsideration, a new hearing, and the making of a new determination, in accordance with the Order of the Court, and hearings were held December 15, 1959 and January 12, 1960; and

WHEREAS, the hearing was closed on January 12, 1960, and the property and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board makes the following findings:

1. McDonald Avenue, on which the property fronts, is overshadowed from curb to curb by the elevated structure which has prevented its development for business or retail uses which may be more desirable than a gasoline station;

2. Across McDonald Avenue from this property there is a factory building. Nearby on the Avenue there are building material storage yards, lumber yard, parking lot and small factories;

3. Across Quentin Road from the property there is a fuel oil establishment, plumbing and heating establishment and a meat market; and

WHEREAS, the Board, after inspection and due consideration, is of the opinion that a gasoline station, with proper safeguards on this property would not have an adverse effect on the neighborhood but would actually be an improvement; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7f for a term of fifteen years, to permit the premises to be occupied as a gasoline service station and accessory uses *on condition* that all uses on the premises shall be removed and the premises shall be constructed and arranged substantially as indicated on plans filed with this application marked "Received May 17, 1956" 3 sheets, and "December 4, 1959," one sheet; that the accessory buildings shall be located substantially where shown and shall be of the design and arrangement as indicated; that the building shall be faced with face brick and shall be roofed with asphalt shingles, as shown; that there shall be no cellar under the accessory building; that along the lot lines to the south and west there shall be erected and maintained a masonry wall not less than 5 feet 6 inches in height continuously along such lot lines and such wall shall continue along the lot line of Quentin Road for a distance of approximately 60 feet; that planting area shall be maintained



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with suitable planting material and properly protected with concrete curbing not less than 8 inches in height and six inches in width, where shown; that the balance of the premises where not occupied by the accessory building, pumps and planting area shall be paved with concrete or asphaltic pavement; that the pumps shall be of a low approved type and erected not nearer than 15 feet from the street building line of McDonald Avenue; that gasoline storage tanks shall not exceed ten 550 gallon approved tanks; that sidewalks and curbing abutting the premises shall be reconstructed or repaired to the satisfaction of the Borough President; that curb cuts shall be restricted to two curb cuts to McDonald Avenue each not over 30 feet in width and one curb cut to Quentin Road within the first 25 feet from the intersection of McDonald Avenue; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that signs shall be restricted to permanent signs attached to the facade of the accessory building facing McDonald Avenue and to the illuminated globes of the pumps excluding all roof signs and temporary signs but permitting the erection of a post standard at the intersection for supporting a sign, which may be illuminated, advertising only the brand of gasoline on sale and permitting such sign to extend for a distance of not over 4 feet over the building line, at right angles to McDonald Avenue; that under Section 7i there may be, for a similar term, minor repairing with hand tools only for adjustments maintained solely within the accessory building; that any showroom window or entrance that may be deemed contrary to Section 7A of the Zoning Resolution are hereby permitted; that all permits shall be obtained including a certificate of occupancy and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 676-51-BZ—Vol. IV

APPLICANT—Samuel Carr for Rosenberg Associates, owner.

SUBJECT—Application reopened June 9, 1959 as Vol. III, decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use extending into a residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, showroom, sales space, office, storage and service, parking, minor repairs with hand tools only and erection of a ground sign on the business portion of the lot; previously denied.

PREMISES AFFECTED—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: Herbert Gordon.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,

Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 1, 1959 after due notice by publication in the Bulletin; laid over, for hearing, to December 22, 1959 at the request of the objectors; applicant to obtain new objection from the Building Department; then laid over to January 12, 1960 for inspection and decision; hearing closed; then to January 26, 1960 for additional inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1959 as amended by decision dated December 11, 1959 acting on N.B. Applic. No. 2910-58, reads:

"1. The proposed erection of a gasoline service station, auto wash, lubritorium, showroom, sales space, office, storage and service, parking and motor vehicle repairs with hand tools only on a lot in a local retail district and extending into a residence district is contrary to Art. 2, Sec. 3 and 4-c of the Z.R.

"2. A proposed ground sign on the local retail portion of the lot is contrary to Art. 2, Sec. 4-c of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and i of the Zoning Resolution, to permit on a plot, partly in local retail and partly in a residence use district, the erection and maintenance of a gasoline service station, automobile showroom, office, lubritorium, non-automatic auto washing, sales and storage of accessories, parking of cars awaiting service, auto safety inspection station and minor auto repairs with hand tools only, for a term of fifteen years *on condition* that the work shall be done in accordance with drawings filed with this application dated May 27, 1959, one sheet, and October 19, 1959, one sheet, with the exception that the accessory building shall be moved so that it will be entirely within the local retail district; that a woven wire fence shall be constructed along the southerly lot line and the portion of the west lot line not occupied by the wall of the accessory building; that the skylights shown on plans above cited shall be eliminated; that walls on all four sides of the building shall be of face brick; that trees shall be planted at 20 foot intervals along the 160th Street frontage between the sidewalk and curb; that working drawings shall be submitted to the Board for approval before they are filed with the Borough Superintendent; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 193-59-BZ

APPLICANT—Leonard F. Rothkrug and Vincent Todaro for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

SUBJECT—Application March 25, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the extension of a nursing home occupying more than the permitted area and without the required setback.

PREMISES AFFECTED—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for inspection and decision; hearing closed; then laid over to January 26, 1960 for decision at request of the applicant; and

WHEREAS, the decision of the Borough Superintendent, dated March 19, 1959 acting on Alt. Applic. No. 2766-56, reads:

"1. Proposed extension exceeds the permitted area coverage in an 'E' area district; Art. IV Sec. 15c of the Zoning Resolution.

"2. No portion of the proposed extension should be



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within 10' of the street line, as required by the Zoning Res., Art. II, Sect. 15(d)." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found that while the home conducted on the premises is a good one, there does not appear to be a situation that is unique as to practical difficulties or unnecessary hardship applicable under Section 21 and therefore the committee does not recommend that the application be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 2766/56, Objection Nos. 1 and 2, dated March 19, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 806-56-A—Vol. II

APPLICANT—Leonard F. Rothkrug and Vincent Todaro for Rose E. Mittasch, doing business as Glenwood Nursing Home, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent—re Class 3 construction.

PREMISES AFFECTED—3015 Avenue M, northwest corner of East 31st Street, Block 7648, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal withdrawn by applicant, in view of Board's denial of Cal. No. 193-59-BZ.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative ..... 0

## 496-59-BZ

APPLICANT—Reginald S. Hardy for H. C. Bohack Company Incorporated, owner.

SUBJECT—Application July 24, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building, for use as a supermarket and stores, extending from the residence district into the retail district with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over to January 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1959 acting on N.B. Applic. No. 1098-59, reads:

"1. The proposed erection of a commercial bldg. on a lot which is in a residence district and extending into a retail district is contrary to Art. 2, Sec. 3 of the Z.R.

"2. The proposed parking of patrons cars in a residence district is contrary to Art. 2, Sec. 3 of the Z.R.

"4. The proposed utilization of the residence portion of the lot for the passage of commercial trucks to the loading berth is contrary to Art. 2, Sec. 3 of the Z.R.

"5. The proposed business sign in a residence district is contrary to Art. 2, Sec. 3 of the Z.R.

"6. Proposed ground sign in a retail district is contrary to Art. 2, Sec. 4-A of the Z.R.

"7. Proposed curb cut in a residence district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of a one story building for use as a supermarket and stores, extending from the retail use district into the residence district, with employee and patron parking, passage of commercial trucks to the loading berth, business sign and curb cut in the residence district and ground sign in the retail district *on condition* that the work shall be done in accordance with drawings filed with this application dated July 24, 1959, three sheets, November 4, 1959, one sheet, December 9, 1959, one sheet, and January 19, 1960, one sheet, revised; *on the further condition* that the entrance from 158th Avenue will not be used for the entrance or exit of delivery trucks during the period commencing at nine o'clock in the evening and ending at seven o'clock the following morning; that the entire area of the plot, not occupied by the building and cement walks, shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 497-59-A

APPLICANT—Reginald S. Hardy for H. C. Bohack Company, Incorporated, owner.

SUBJECT—Application July 24, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 Construction, area excessive.

PREMISES AFFECTED—102-11 to 102-21 159th Avenue, north side, 80 feet east of 102nd Street, Block 14172, Lot 9, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1959 on N. B. Applic. 1098/59, reads:

"3—The area of the bldg. of class 3 construction, exceeds the tabular limits given in 4.2.1 of the Bldg. Code." and

WHEREAS, the applicant states that the building will be 200 feet by 100 feet, irregular in area, 1 story, 15 feet high, of class 3 construction, located in retail and residence use, E-1 area, class ½ height district, to be used and occupied: 1st floor—retail stores with accessory parking for patrons, customers and employees, 300 persons; and



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WHEREAS, the applicant states that the southerly portion of the building, having an area of 3131.5 square feet will be entirely separated from the rest of it by an unpierced fire wall extending through the roof; that the balance of the building, having an area of 15,650 square feet, will be used as a retail food supermarket by H. C. Bohack Co. Inc.; that the supermarket will be divided in two sections, a sales section having an area of 9,100 square feet and a service section having an area of 6,556 square feet; that the partition dividing these two sections will be constructed of Firecode 60, placed upon each side of a wood stud partition, running from the floor to the under side of the roof; that the entire building, including both the sales and service sections, will have a ceiling constructed of Firecode 60; that all of the openings in the partition, separating the sales and service sections, except three, will be equipped with fireproof self-closing doors of one-hour rating; that three openings not so equipped will be cased openings having only swinging doors, "cafe type," that is, relatively short doors having open spaces at the top and bottom; that each of these openings, however, will be protected by two sprinkler heads, one on each side of the partition, which will be connected to the domestic water supply line; that as a result the building will be divided by walls constructed of fire-resistant material into two sections, each of which will be less than the limits prescribed by the provisions of the Administrative Code referred to above; that the proposed building can be considered as fronting upon two streets; that the property in question fronts upon 159th Avenue but it has access to 158th Avenue as well; that the proposed building faces areas of substantial size on three sides, so that exit therefrom can be had to public highways either to the north or to the south; that it therefore, presents as safe a condition as a building fronting on two intersecting streets; that the size of the proposed building was dictated by the fact that soil conditions preclude the placing of a cellar under it; that normally H. C. Bohack Company, Inc. would have erected a one-story and cellar structure, occupying a considerably smaller ground area than the proposed building; that the cellar in such a building would be used for storage and as employees' dressing rooms, etc.; that because of the inability to install a cellar on the premises, however, the owner has been obliged to provide all of these facilities on the 1st floor of the building, thereby increasing the area beyond the limits permitted by the Administrative Code; and

WHEREAS, the premises was inspected by a committee of the Board in connection with Cal. No. 496-59-BZ and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated July 16, 1959, acting on NB App. 1098-59 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed with this appeal dated July 24, 1959, three sheets, October 28, 1959, two sheets, and January 19, 1960, one sheet revised; that the concrete block partition shown on drawing revised January 19, 1960 shall extend to the underside of the roof boards; that all other laws, rules and regulations applicable shall be complied with other than as modified by resolution adopted this day under Cal. No. 496-59-BZ; and that a certificate of occupancy shall be obtained.

## 538-59-BZ

APPLICANT—Haus and Bresin for Ralph Di Domenico, owner.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles, for a temporary term of fifteen (15) years.

PREMISES AFFECTED—163-10 Cross Bay Boulevard and 92-12 163rd Avenue, south west corner, Block 14076, Lots 55 and 115, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over to January 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 21, 1959 acting on N. B. Applic. No. 2551-59, reads:

"1. The proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office, sales of auto accessories, minor repairs with hand tools only, parking and storage of motor vehicles on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z. R.

2. The proposed erection of a ground sign in a business use district is contrary to Art. 2, Sec. 4(a) item 4a of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only and the parking and storage of motor vehicles, for a term of fifteen years *on condition* that the work shall be done in accordance with drawings filed with this application dated August 20, 1959, five sheets, that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 546-59-BZ

APPLICANT—Lama, Proskauer and Prober for Astoria Holding Corporation, owner.

SUBJECT—Application August 17, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, minor auto repairs, store, storage room and parking of cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—1001 - 1013 East 69th Street and 6901 - 6917 Avenue K, northeast corner and 2063-2067 Ralph Avenue, Block 8339, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and



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Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over to January 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1959 acting on N. B. Applic. No. 1019-59, reads:

"1. Proposed erection of a gasoline service station, lubritorium, minor auto repairs, store, storage room and parking of cars awaiting service, in a lot located in a Business Use district, is contrary to Art. II, Sect. 4(a), subsections 29 and 46 of the Zoning Resolution.

2. Proposed sign on light standard extending 4'-0" beyond the building line in a Business Use District is contrary to Art. II Sect. 4(a) subsection (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, store, storage room and parking of cars awaiting service, for a term of fifteen years *on condition* that the work be done in accordance with drawings filed with this application dated August 17, 1959, two sheets, and December 4, 1959, one sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 562-59-BZ

APPLICANT—Robert Gottlieb for Patrick Mahony, owner.

SUBJECT—Application September 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of a two car accessory garage to the present one family dwelling within the required fifteen (15) foot setback.

PREMISES AFFECTED—360 West 260th Street, south side, 51.54 feet west of Fieldston Road, Block 3423, Lots 565 and 665, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 21, 1959 acting on N. B. Applic. No. 1228-59, reads:

"1. Construction of building within required 15 feet setback in an E-1 district is contrary to Art. IV Sect. 15-A of the Z. R."

and

WHEREAS, the Board found that the applicant had sub-

stantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit in an E-1 area district, the erection of a two-car accessory garage, to the present one-family dwelling within the required fifteen foot setback, *on condition* that the work be done in accordance with drawings filed with this application dated September 1, 1959, two sheets and December 23, 1959, three sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 715-59-BZ

APPLICANT—Samuel Rosenblum for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the erection of a seventeen (17) story Class A multiple dwelling which exceeds the permitted height as an extension to an existing seventeen (17) story multiple dwelling on the abutting Lot 20.

PREMISES AFFECTED—123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum and Robert Rubin.

For Opposition: Hyman R. Shapiro and Irving J. Shapiro.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960 for hearing at request of objector; applicant concurring; then laid over to January 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 13, 1959 acting on Alt. Applic. No. 1585-59, reads:

"A2. Reconsideration denied, Objection repeated: "That portion of new extension of building above the 62'-6" level is not set back from the street line as required by Article III, Section 8(f) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to height on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit in a business use district, the erection of a seventeen story, Class A multiple dwelling, which exceeds the permitted height, as an extension to an existing seventeen story multiple dwelling on the abutting Lot No. 20 *on condition* that the work shall be done in accordance with drawings



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filed with this application dated November 2, 1959, seven sheets, November 23, 1959, one sheet; that all laws, rules and regulations applicable, other than as modified this day by resolution adopted under Cal. No. 716-59-A, shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 716-59-A

APPLICANT—Samuel Rosenblum for Peter S. Bing, owner.

SUBJECT—Application November 2, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 26, (2, and 10) 102 (3) and 103 (2) re—height, bulk, egress, and storage spaces.

PREMISES AFFECTED—123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 13, 1959 on Amend. to Alt. Applic. 1585/59, reads:

"A-3—That portion of new extension of building may not exceed a height of 90'-6" (Sec. 26, Subd. 2, M. D. Law).

A-4—That portion of new extension of building above the 75'-0" level is not set back from the street line as required by Section 26, Subdivision 2, M. D. Law.

A-5—The west side lot line wall of new extension is not set back from the west side lot line above the 75' 0" level as required by Section 26, Subdivision 10, M. D. Law.

A-8—Horizontal access from every apartment on the 2nd to 17th stories, inclusive in new extension, to at least one fire stairs within 75 feet horizontally in the line of travel from the required means of egress from every such apartment, is not provided. Furthestmost apartment exits, at west in new extension, are more than 75 feet from fire stairs. (Sec. 102, Subdivision 3 and Section 103, Subdivision 2, M. D. Law."

and

WHEREAS, the applicant states that the building is 101 feet and 110 feet 2 inches, by 100 feet in area, 16 stories and penthouse, 150 feet high, of class 1 construction, located in business use, B area, class 1½ height district, built in 1931, used and occupied as a multiple dwelling; that it is proposed to erect a new extension to this apartment house to the west on a plot having a frontage of 50 feet 1½ inches on Horatio Street and a depth of 87 feet 6 inches; that the proposed extension would cover 50 feet 1½ inches on the front and 57 feet 1½ inches in depth; that it will line up floor by floor with the existing apartment house, so that the new public hall and exits will serve one entire structure; that it is desired to erect this extension to the same height as the existing apartment house; that Objections A3 and A4, relating to the proposed height as contrary to Section 26 of the Multiple Dwelling Law; that Objection A5 relates to the westerly side lot line wall and Objection A8 relates to the distance from the exits; that a variation is requested so that the street walls may be erected to a height of 150 feet to the same heights as the existing building; that at the 17th floor which matches the pent house, the wall is set back 7 feet from street line to a height of 162 feet 3½ inches which is top of the steel of the existing pent house; that the proposed extension is within 84 feet 4½ inches from 8th Avenue; that directly to the west there

is a 17 story apartment house now under construction; that directly opposite the proposed extension on the other side of Horatio Street is Jackson Square and to the north and west of this square is 8th Avenue; that there is thus provided for all practical purposes an open area of a total distance of 250 feet and from the corner of the existing building to 8th Avenue, there is 300 feet of open space; that it would therefore be a great hardship if the proposed extension could not be erected to the same height as the existing building; that the size of the proposed extension is small; that an independent structure on this frontage of 50 feet would be completely impractical and uneconomical; that the plot can only be utilized as an extension to the existing structure and forming part of same; that the present westerly wall of the existing building arises without any setback and it would be an unnecessary hardship to comply with Objection 5; that with reference to Objection A8, relating to horizontal access from every apartment, this egress has been provided on every floor, but the pent house, where the direct egress from public hall is 95 feet instead of 75 feet; that there has been provided additional egress, however, by doors opening out from living rooms to open terrace to the open air and from this terrace in the open air to the other stairway; that a ladder has been provided from the pent house roof of the existing pent house to the roof below which is the floor of the pent house; that this ladder gives access to the secondary stair; that inasmuch as the entire building is fireproof and there are no dangerous uses, but all residence apartments, it is requested that this egress be accepted as sufficient; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated October 13, 1959, acting on Amdt. to Alt. App. 1585-59 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all other laws, rules and regulations applicable shall be complied with; that the work shall be done in accordance with plans filed with the accompanying Building Zone Application, Cal. No. 715-59-BZ; and that a certificate of occupancy shall be obtained.

## 794-59-BZ

APPLICANT—Leonard Lazarus for Joseph Shapiro and Eric J. Frank, owners.

SUBJECT—Application December 2, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class 1½ height district, the erection of a multiple dwelling, 10 and 12 stories in height, exceeding the height permitted within two miles of a designated airport.

PREMISES AFFECTED—86-45 St. James Avenue, northwest corner of 88th Street, Block 1581, Lots 28, 31, 34, 37, 39 and 42, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard Lazarus and Joseph Shapiro.

For Opposition: Lawrence B. Kahn, George J. Reagan, A. Stalder, Ethel Germain, Helen Wolfenstein, Hilda Germain, Greta McKeon, Mrs. Michael Ganzfuss, Mrs. Valentine Feuerstein, Sadie Ricupero, Helen Schenk, Mrs. Richard Ernest, Mrs. Lawrence Byrne, Mrs. Otto Strubel, John O'Beirne, Ernest Deleglise, James F. Berry, Gunter Stahl and Robert Ratner.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,



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dated November 24, 1959 acting on N.B. Applic. No. 3042-59, reads:

"1M. Proposed 12 & 10 story and cellar Multiple Dwelling located in a class 1½ times Height Dist. exceeds height limit permitted. Sec. 9-A & 13 Zoning Resolution."

and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 9A, of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 3042-59, Objection No. 1M be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 12:45 P. M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 236-38-SM—Vol. II

APPLICANT—U. S. Gypsum Co., owner—additional form board for poured gypsum deck.

#### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 236-38-SM—Vol. II—Amendment as to additional formboard.

United States Gypsum Co., requested that the resolution adopted February 27, 1940 and amended through March 9, 1954 under Calendar Number 236-38-SM—Vols. I and II be reopened and amended so as to include an additional formboard.

USE: The formboard is used as a permanent facing and form for poured gypsum deck.

DESCRIPTION: The requested material Pyrotone is similar to the formboard previously approved under the trade name Pyroform except that it has a perforated plastic facing. This material is also known as Standard Pyroform when it has a white colored glass mat face and Economy Pyroform when the facing is omitted.

INSPECTION AND TEST: The Formboard has been tested at the Underwriters' Laboratory and is rated as incombustible and the same board has previously been approved by the Board under the trade name Pyroform.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 27, 1940 and amended through March 9, 1954 under Calendar Number 236-38-SM—Vols. I and II be reopened and amended so as to include the additional material known as Pyrotone, both Standard and Economy as a permanent facing and ⅜" formboard for poured gypsum decks, on condition that the requirements of the resolution adopted February 27, 1940 and as amended March 9, 1954 under Calendar Number 236-38-SM—Vols. I and II be complied with.

The Committee further recommends that the resolution adopted March 9, 1954 under Calendar Number 236-38-SM—

Vol. II be amended, in order to clarify, so that the amended resolution shall read "as an incombustible roof deck for all classes of construction including Class I construction where a three hour ceiling is hung below it as provided under C26-575.0" and in all other respects the requirements of the resolution shall be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

### 440-39-SM

APPLICANT—U. S. Gypsum Company, owner—amendment of resolution, additional built-up roofing.

#### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 440-39-SM—Amendment to resolution as to additional products.

United States Gypsum Company, New York, N. Y., requested by letter that the resolution adopted May 23, 1939 and amended March 5, 1957 be reopened and amended to include additional products.

USE: Asphalt saturated felts for built up roofing, asphalt saturated shingles for roofing sloping roofs.

DESCRIPTION: The materials are asphalt saturated rag felts manufactured in the same manner as the materials previously approved under Calendar Number 440-39-SM.

1. "Sealco"—Self sealing asphalt strip shingle. Underwriters' Label C Thick Butt construction.

2. 15 lbs. Perforated Asphalt Felt. Underwriters' Type 15 B/U Label.

3. 30 lbs. Perforated Asphalt Felt. Underwriters' Type 30 B/U Label.

4. Asphalt saturated cap sheets. Coated one side with asphalt and Mica finish, other side bare for built up roofing application. Underwriters' Type 30 B/U Label.

5. Nobility "Mark I" Asphalt strip roofing shingles. Underwriters' Class C Label.

INSPECTION AND TEST: The material met the requirements of C26-605.0 through C26-608.0 Administrative Building Code as to roof covering at the Underwriters' Laboratories, copies of which are on file.

RECOMMENDATION: The Committee on Tests recommends that the resolution adopted May 23, 1939 and amended March 5, 1957 be reopened and amended so as to include the additional products herein described, on condition that the requirements of the resolution of May 23, 1939 as amended March 5, 1957, be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.



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## 709-39-SM Vol. II

APPLICANT—National Gypsum Company, owner—additional facing on gypsum wall board.

### APPEARANCES—

For Applicant: John K. Hovind.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

709-39-SM—Vol. II—Amendment to resolution as to additional facing on gypsum wallboard.

National Gypsum Co., requested that the resolution adopted January 23, 1940 and amended through May 24, 1955 under Calendar Number 709-39-SM—Vols. I & II be reopened and amended so as to include an additional facing on the approved gypsum wallboard.

USE: A decorative gypsum wall board for interior use.

DESCRIPTION: The wallboard is manufactured in the same manner as the wallboard previously approved; the only difference being in the facing material on the board. The board with the facing is known as Gold Bond Durasan Gypsum Wallboard, the facing is a vinyl plastic surfacing that is applied to a thickness of 10 mils by means of a polyvinyl acetate emulsion. When the board is faced with gray paper it is known as Backer Board.

INSPECTION AND TEST: Samples of the board with the facing were examined by Ass't. Engr. J. A. Darts and the thickness of the facing and its adherence to the gypsum board were noted.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 23, 1940 and amended through May 24, 1955 under Calendar Number 709-39-SM—Vols. I & II be reopened and amended so as to include the material known as Gold Bond Durasan Gypsum Wallboard and Backer Board when manufactured as herein described for use in New York City as an incombustible material and also as an incombustible veneer under the provisions of C26-667.0 Administrative Building Code, on condition that the requirements of the resolution adopted January 23, 1940 under Calendar Number 709-39-SM—Vol. I be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1268-39-SM

APPLICANT—Picone Brothers, owner—additional masonry units.

### APPEARANCES—

For Applicant: William M. Hannigan.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1268-39-SM—Amendment to resolution as to additional size cinder blocks.

Picone Brothers, Brooklyn, New York, requested that the resolution adopted January 11, 1944 and amended December 22, 1953 be reopened and amended to include additional size cinder blocks.

USE: Cinder Masonry Units.

DESCRIPTION: The units are manufactured of the same mix, on the same machines and cured in the same manner as the units previously approved.

INSPECTION AND TEST: Samples of the cinder blocks were tested at Gulick-Henderson Laboratory and all units tested met the requirements of C26-312.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 11, 1944 and amended December 22, 1953 under Calendar Number 1268-39-SM be reopened and amended so as to include the following size cinder blocks.

Hollow — 3" x 9" x 18", 4" x 9" x 18", 6" x 9" x 18"  
8" x 9" x 18".

Solid — 4" x 9" x 18", 6" x 9" x 18", 8" x 9" x 18".

on condition that the requirements of the resolution adopted January 11, 1944 under Calendar Number 1268-39-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 110-50-SM

APPLICANT—U. S. Gypsum Co., owner—amendment of resolution, additional asbestos shingles.

### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

110-50-SM—Amendment to resolution as to additional products.

United States Gypsum Company, New York, N. Y., requested by letter that the resolution adopted June 6, 1950 and amended November 22, 1955 be reopened to include approval of additional products. The application was reopened by a vote of the Board on May 29, 1956.

USE: The asbestos cement shingles are used as an exterior incombustible finish on buildings.

DESCRIPTION: The shingles consist of layers of asbestos cement compressed together, textured, and colored, and given a weather resistant finish and punched to size with required nail holes.

1. USG #600 Standard Wavy Butt Asbestos Cement Siding.

2. USG #600 Glatex Wavy Butt Asbestos Cement Siding. Same as above except for a ceramic-like finish.

3. USG #950 Standard Clapboard straight edge Asbestos Cement Siding.

4. USG #950 Glatex Clapboard straight edge Asbestos Cement Siding.

5. #400 Shadow Accent Glatex—punched.



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6. #250 Sil-O-Ett Siding. Finish—Thermoplastic plus silicone.

7. #350 Sil-O-Ett Siding.

8. #444 China Glaze Siding.

9. #555 China Glaze Contemporas Siding.

10. #500 Shadow Accent Glatex Contemporas.

All shingles have better than the normal commercial washability and water resistance.

The Glatex and China Glaze Shingles have a baked on mineral ceramic finish which defies penetration of water or stain and is patented and exclusive.

**INSPECTION AND TEST:** The material met the requirements of C26-88.0 for use as a siding material as permitted under the provisions of C26-242.0, Administrative Building Code.

**RECOMMENDATION:** The Committee on Tests recommends that the resolution adopted June 6, 1950 and amended November 22, 1955 be amended to include the additional products described herein, on condition that the requirements of the resolution of June 6, 1950 under Calendar Number, 110-50-SM, as amended November 22, 1955 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 390-52-SM

**APPLICANT**—Tectum Corp., owner—amendment of resolution—additional size plank.

**APPEARANCES**—

For Applicant: Harold Perrine.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

390-52-SM—Amendment to resolution as to additional size Tectum plank.

Tectum Corp., Newark, Ohio, requested that the resolution adopted July 21, 1959 under Calendar Number 390-52-SM be reopened and amended so as to include a 2" thick Tectum plank.

**USE:** The material is to be used as a component part of a 1½ hour fire resistive ceiling.

**DESCRIPTION:** The material is the same as that approved July 21, 1959 under Calendar Number 390-52-SM.

When used as a roof construction the assembly is constructed as follows:

Two inch Tectum planks are attached to the top flanges of the joists with washers and self tapping screws spaced 10" on centers.

A four ply built up roofing with gravel topping is placed on top of the planks.

Furring channels are attached at right angles to the bottom chords of the joists. The lath is attached to the furring channels and the perlite gypsum plaster is then applied to a thickness of ¾ inch.

**INSPECTION AND TEST:** A construction as herein described was tested at the Underwriters' Laboratory in accordance with the requirements of Article II, Chapter 26, Administrative Building Code and successfully met the re-

quirements. A superimposed 62 lb. per sq. ft. was applied. The temperature on the joists reached the limiting temperature at 110 minutes and the heat transmission through the roof assembly did not reach the limiting maximum at the end of 2 hours 30 minutes.

**RECOMMENDATION:** On the basis of the test, the Committee on Test recommends that the resolution adopted July 21, 1959 under Calendar Number 390-52-SM be reopened and amended so as to include the roof construction as herein described with 2 inch Tectum Roof Plank as a one and one-half hour fire resistive roof construction for use in Class II construction as set forth under C26-240.0 Administrative Building Code, on condition that the requirements of the resolution adopted July 21, 1959 under Calendar Number 390-52-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 48-55-SM

**APPLICANT**—National Gypsum Company, owner—fire retardant paint.

**APPEARANCES**—

For Applicant: John K. Hovind.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

48-55-SM—Amendment to resolution as to additional fire retardant paint.

National Gypsum Co., requested that the resolution adopted June 21, 1955 be reopened and amended so as to include an additional fire retardant paint and the use of this paint on a fibre board tile.

**USE:** The material is a fire retardant paint to be used on acoustical tile.

**DESCRIPTION:** The tile used in conjunction with the paint is a fiber board tile; the paint is composed of the following:

|                           |   |          |
|---------------------------|---|----------|
| Resinous & Elasto Binders | — | 15 parts |
| Pigments & Fillers        | — | 35 parts |
| Compounds of Boron        | — | 45 parts |
| Flame Resisting Agents    | — | 4 parts  |
| Defoaming Agents          | — | 1 part   |

**INSPECTION AND TEST:** The coated tile was tested in accordance with the requirements of Federal Specifications SS-A-1186 at the Armour Research Foundation of Illinois Institute of Technology and met the requirements of "slow burning". The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 21, 1955 under Calendar Number 48-55-SM be reopened and amended so as to include the additional fire retardant paint as manufactured by National Gypsum Co., on condition that the requirements of the resolution adopted June 21, 1955 under Cal. 48-55-SM be complied with.

The Committee further recommends that this form of construction may be used with an approved suspension system, on condition that the tiles are backed up solidly with-



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out air space, by an incombustible backing, that the tile may be nailed to fireproof wood furring strips, where permitted under the pertinent sections of the Administrative Building Code, provided that the area between the furring strip is filled solidly with an incombustible material. The additional tiles that are covered by this application are known as Gold Bond Stardrift Tile and/or Gold Bond Acoustifiber Needle Perforated.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 349-55-SM

APPLICANT—Air-Maze Corp., owner—additional grease filters.

### APPEARANCES—

For Applicant: Richard P. Walsh.

ACTION OF BOARD—Application resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

349-55-SM—Amendment to resolution as to additional grease filters.

Alpha Engineering Co., for Air-Maze Corp., requested that the resolution adopted July 8, 1958 be amended to include added grease filters. The application was reopened by a vote of the Board, April 28, 1958.

USE: To prevent excessive grease accumulation in kitchen range exhaust systems.

DESCRIPTION: The requested Models, Types B/BG, and K-2 consists of a number of crimped, exactly spaced, layers of wire mesh arranged perpendicular to the air flow. The P-5 has a wire mesh parallel to the air flow. The media is encased in heavy gauge electrogalvanized or enameled steel channel.

The filters range in size up to 30" x 30". Drain holes are provided to facilitate servicing.

All details of construction were examined by Asst. Engr. J. A. Darts.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 8, 1958 under Calendar Number 349-55-SM be amended so as to include the additional grease filters, Models B/BG, K-2 and P-5, on condition that the requirements of the resolution adopted July 8, 1958 under Cal. 349-55-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 727-55-SM

APPLICANT—Owens-Corning Fiberglas Corp., owner—additional roofing cap.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

727-55-SM—Amendment to resolution as to additional roofing material.

Owens-Corning Fiberglas Corp., requested that the resolution adopted June 12, 1956 under Calendar Number 727-55-SM be reopened and amended to include the material Perma Cap.

USE: The material is to be used as roofing cap sheet.

DESCRIPTION: The material is made up of Fiberglas base sheet and a perma ply sheet, both approved June 12, 1956 under Calendar Number 727-55-SM, and 38.9 lbs. of asphalt per square and 33 pounds of mineral granules per square. The weight per roll, 108 sq. ft., is 72 lbs.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 12, 1956 under Calendar Number 727-55-SM be reopened and amended so as to include the material known as Perma Cap for use in New York City as a roof covering, on condition that the requirements of the resolution adopted June 12, 1956 under Calendar Number 727-55-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 846-55-SA

APPLICANT—Perfection Industries, Inc., owner—as to use in garages.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to amend resolution denied.

### THE VOTE TO AMEND RESOLUTION—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, on July 9, 1957, this appliance was approved by vote of the Board on certain conditions; and

WHEREAS, the applicant requested a reopening and amendment of the resolution, to permit the use of the appliance in garages or places of explosive atmospheres; and

WHEREAS, this application was reopened on May 19, 1959 and referred to engineer for report; and

WHEREAS, the report of a Committee on Test reads:

846-55-SA—Amendment to resolution as to additional use.

Perfection Industries, Inc., Cleveland, Ohio, requested by letter that the resolution adopted July 9, 1957 under Calendar Number 846-55-SA be reopened and amended so as to permit the use of the approved gas heater in garages or places of explosive atmospheres. The application was reopened by a vote of the Board, May 19, 1959.

RECOMMENDATION: The Committee on Test is of the opinion, that, due to the construction of the heater and the heater having an open flame, that the resolution should not



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be amended to permit the use of the heater in garages or places of explosive atmospheres.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the request to amend the resolution adopted by the Board on July 9, 1957 be and it hereby is *denied* in accordance with the report of the Committee on Test.

## 344-57-SA

APPLICANT—Tjernlund Manufacturing Co., owner (O. W. Dobson, Co., Agent).

### APPEARANCES—

For Applicant: Stanley D. Lindenbaum.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

344-57-SA—Tjernlund Mfg. Co., St. Paul, Minn., filed April 5, 1957 for approval of the Tjernlund Auto Draft, Models D, I, IL, and XL, under the provisions of C26-191.0 and Article 12, Administrative Building Code.

USE: A draft inducer for heating systems.

DESCRIPTION: The Tjernlund Auto Draft is designed for attachment to the smokepipe of a heating system. A rectangular slot is cut into the smokepipe and the unit inserted and secured to the smokepipe by means of steel bands.

This is a blower type device consisting of a welded steel housing scroll in which is centered a multiblade forward curved impeller wheel. At right angles to the scroll a motor base is provided for mounting an electric motor for driving power.

A portion of the impeller wheel protrudes into the smokepipe and by rotating causes a vigorous movement in the flue gases. An adjustable cut off is provided on the unit to regulate the volume of flue gases being expelled to outdoors.

The four models are made for different smokepipe sizes as follows:

| Model | Smokepipe Size |
|-------|----------------|
| D     | 5" to 8"       |
| I     | 9" to 12"      |
| IL    | 14" to 18"     |
| XL    | 20" to 24"     |

INSPECTION AND TEST: All details were examined by Ass't. Engr. G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the Tjernlund Auto Draft, Models D, I, IL and XL, for voluntary use in New York City under the provisions of C26-191.0 when installed in accordance with this report and the manufacturers' recommendations provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 344-57-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does

hereby *approve* this appliance in accordance with the above report.

## 65-58-SA

APPLICANT—A. O. Smith Corp., owner—additional gas-fired water heaters.

### APPEARANCES—

For Applicant: Paul P. Toth.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

65-58-SA—Amendment to resolution as to additional models of gas-fired water heaters.

A. O. Smith Corporation requested that the resolution adopted March 17, 1959 under Calendar Number 65-58-SA be reopened and amended so as to include additional models of gas-fired water heaters.

USE: Water heaters for supplying hot water.

DESCRIPTION: The Models HW109 and HW111 are similar to the Model 417, previously approved except for styling and trim. The Models HW194 and HW195 are similar to the Model 618, previously approved except for styling and trim. Model HW420 similar to Model 718, previously approved, except as to styling and trim. Model 668 is basically the same as the Model 417 except the BTU input has been increased to 300,000 BTU per hr. The Model HW300 same as Model 668 except for styling and Model 30F is similar to the Model 668 except it has a self generating control system as in the Model 10, 10D etc., previously approved.

All the heaters have been approved by the American Gas Association and the boilers are constructed in accordance with the ASME Code and are granted the use of the Code symbol.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 17, 1959 under Calendar Number 65-58-SA be reopened and amended so as to include the following gas-fired water heaters:

Models HW109, HW111, HW194, HW420, HW195, 668, HW300 and 30F, on condition that the requirements of the resolution adopted March 17, 1959 under Calendar Number 65-58-SA be complied with. The Committee further recommends that the previously approved Models 10, 10D, 20, 20D and 40 may also be known as the Models 10F, 20F, 20DF and 40F.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 75-58-SA

APPLICANT—Martin Stamping & Stove Company, owner—use as salamanders.

### APPEARANCES—

For Applicant: Irving Entin.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and



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Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
75-58-SA—Amendment to resolution as to additional use of gas heaters.

I. Entin for Martin Stamping and Stove Co., requested that the resolution adopted July 15, 1958 under Calendar Number 75-58-SA be reopened and amended so as to permit the approved heaters to be used as salamanders.

DESCRIPTION: There has been no change in the construction of the heaters from that previously approved.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 15, 1958 under Calendar Number 75-58-SA be reopened and amended so as to permit the following Martin Gas Fired Heaters, Models 552, 528, 535, V715, V720, V935 and V945 to be used as salamanders for the drying of concrete and/or plaster and for the heating of construction field offices, on condition that the requirements of the resolution adopted July 15, 1958 under Calendar Number 75-58-SA are complied with and further that all installations comply with the requirements of the Fire Department.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 377-58-SA

APPLICANT—The Coleman Co., owner—amendment of resolution, additional models gas-fired room heaters.

## APPEARANCES—

For Applicant: Stanley W. Halpern.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
377-58-SA—Amendment to resolution as to include additional model.

The Coleman Company, Inc., Phila., Pa., owner, requested by letter dated February 13, 1959 that the resolution adopted December 16, 1958 under Calendar Number 377-58-SA be amended so as to include the Model 2120-705. The resolution was reopened by a vote of the Board, April 28, 1959.

DESCRIPTION: The new Model 2120-705 Gas-fired room heater is basically similar to those previously approved under Calendar Number 377-58-SA except the following addition being that the lower front panel is designed for removal by snapping out in order that decorated metal panels may be used. It is shipped with a manual main burner valve with LP Gas orifices installed and natural gas orifice in the single parts envelopes attached. Automatic controls and pilot are optional accessories; however, in New York City this equipment shall be supplied only with a safety pilot package and controls consisting of a Robert-Shaw Grayson Unitrol 1000 which has 100% safety pilot control incorporated that controls room temperature by a unitrol head which has a snap throttle off control or the snap on and off control. The input rating is 20,000 BTU per hour.

With regards to the present line of space heaters approved under Calendar Number 377-58-SA, all heaters now have a

suffix in the model number of "A". The changes to the A model are as follows: Incorporated in place of the Robert-Shaw Grayson Unitrol A17, the Robert-Shaw Grayson Unitrol 1000 is being used which has 100% shut off with pilot failure and controls temperature by applying the use of a capillary exposed to room temperature. In other respects the heater has undergone no change in its construction.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 16, 1958 under Calendar Number 377-58-SA be amended so as to include the additional Model 2120-705, on condition that the requirements of the resolution adopted December 16, 1958 under Calendar Number 377-58-SA be complied with and the models approved December 16, 1958 shall read: Models 2111A, 2112A, 2113A, 2115AL & D, 2116AL & D, 2117AL & D and 2118AL & D.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 492-58-SM

APPLICANT—R. E. Ashley, for Bethlehem Steel Company, owner.

## APPEARANCES—

For Applicant: R. E. Ashley.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
492-58-SM—R. E. Ashley for Bethlehem Steel Co., Bethlehem, Pa., filed August 20, 1958 an application for approval of the material known as Standard and Heavy Duty Slabform under the provisions of C26-626.0 Administrative Building Code.

USE: To be used as an incombustible roof deck.

DESCRIPTION: The slabforms are used in roof construction as the permanent supporting member for light weight insulating concrete fill.

The Standard Slabform is a galvanized ribbed steel deck, 28 gauge, with a rib or corrugation pattern of  $2\frac{13}{32}$ " by  $\frac{9}{16}$ " having a moment of inertia of 0.012 inches<sup>4</sup> per foot of width.

The Heavy Slabform is a galvanized ribbed steel deck, 26 gauge, with a rib or corrugation pattern of  $3\frac{3}{8}$ " by  $\frac{7}{8}$ " having a moment of inertia of 0.039 inches<sup>4</sup> per foot of width.

The Heavy Duty Slabform is a galvanized ribbed steel deck, 26 gauge, with a rib or corrugation pattern of  $3\frac{3}{8}$ " by  $\frac{7}{8}$ " having a moment of inertia of 0.039 inches<sup>4</sup> per foot of width.

INSPECTION AND TEST: Decks constructed of Standard and Heavy Duty Slabform with a 2" unreinforced insulating concrete fill were tested at Ohio State University in accordance with the requirements of C26-626.0 Administrative Building Code. The slab was tested over four supports and tested as a semi continuous span. The factor of safety was set at 5. The results were as follows:

Standard—Permissible Load =  
69.5 lbs. per sq. ft.—4'-0" Span  
Heavy Duty—Permissible Load =  
50.3 lbs. per sq. ft.—6'-0" Span



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The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Standard Slabform and Heavy Duty Slabform for use in New York City as a permanent incombustible supporting member for insulating concrete fill for roof construction, on condition that the maximum load for the Standard Slabform not exceed 69.5 lbs. per sq. ft. and for the Heavy Duty Slabform the load shall not exceed 50.0 lbs. per sq. ft. as having met the requirements of C26-88.0 and C26-626.0 Administrative Building Code under the provisions of C26-618.0.a Administrative Building Code, on condition that all plans filed with the Department of Buildings showing the proposed use of this type of construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 492-58-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 107-59-SM

APPLICANT—Bethlehem Steel Company, owner.  
APPEARANCES—

For Applicant: R. E. Ashley.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
107-59-SM—Bethlehem Steel Co., filed February 20, 1959 an application for approval of the material known as Bethlehem Open Web Steel Joists, Series S, for use under C26-519.0 in classes of construction as provided under C26-240.0, C26-241-0, C26-244.0 and C26-6200. Administrative Building Code.

USE: The material is an open web steel joist used in building construction.

DESCRIPTION: The joists are manufactured in the following manner: The top chords are angle sections and the bottom chords and web members are steel rounds bent to form a Warren type truss. The truss members are either arc welded or resistance welded to the chord members. The ends of the joists are supported on plates arc welded in place to provide a 2½" standard depth of bearing.

The properties are as follows:

| Joist Type | Top                 | Bottom Chord | Web End Sect. | Web Mid. Sect. | Resisting Moment In. — lbs. | End Reaction |
|------------|---------------------|--------------|---------------|----------------|-----------------------------|--------------|
| 8S2        | 1"x1"x1/8"          | 15/32        | 17/32         | 15/32          | 52,500                      | 1900         |
| 10S2       | 1"x1"x1/8"          | 15/32        | 19/32         | 15/32          | 65,000                      | 1900         |
| 10S3       | 1-1/4"x1-1/4"x1/8"  | 17/32        | 19/32         | 15/32          | 83,000                      | 2000         |
| 10S4       | 1-1/2"x1-1/2"x1/8"  | 19/32        | 19/32         | 17/32          | 103,000                     | 2200         |
| 12S3       | 1-1/2"x1-1/4"x1/8"  | 17/32        | 21/32         | 17/32          | 100,000                     | 2200         |
| 12S4       | 1-1/2"x1-1/2"x1/8"  | 19/32        | 21/32         | 17/32          | 125,000                     | 2300         |
| 12S5       | 1-3/4"x1-3/4"x1/8"  | 21/32        | 21/32         | 17/32          | 149,000                     | 2500         |
| 12S6       | 1-1/2"x1-1/2"x3/16" | 23/32        | 21/32         | 17/32          | 182,000                     | 2800         |
| 14S4       | 1-1/2"x1-1/2"x1/8"  | 19/32        | 23/32         | 19/32          | 147,000                     | 2600         |
| 14S5       | 1-3/4"x1-3/4"x1/8"  | 21/32        | 23/32         | 19/32          | 175,000                     | 2900         |
| 14S6       | 1-1/2"x1-1/2"x3/16" | 23/32        | 23/32         | 19/32          | 214,000                     | 3100         |
| 14S7       | 1-3/4"x1-3/4"x3/16" | 25/32        | 23/32         | 19/32          | 251,000                     | 3400         |
| 16S5       | 1-3/4"x1-3/4"x1/8"  | 21/32        | 23/32         | 19/32          | 202,000                     | 3000         |
| 16S6       | 1-1/3"x1-1/2"x3/16" | 23/32        | 23/32         | 19/32          | 242,000                     | 3300         |
| 16S7       | 1-3/4"x1-3/4"x3/16" | 25/32        | 23/32         | 21/32          | 290,000                     | 3600         |
| 16S8       | 2"x2"x3/16"         | 27/32        | 23/32         | 21/32          | 336,000                     | 3900         |
| 18S6       | 1-1/2"x1-1/2"x3/16" | 23/32        | 25/32         | 21/32          | 272,000                     | 3600         |
| 18S7       | 1-3/4"x1-3/4"x3/16" | 25/32        | 25/32         | 21/32          | 328,000                     | 3800         |
| 18S8       | 2"x2"x3/16"         | 27/32        | 25/32         | 21/32          | 380,000                     | 4100         |
| 20S6       | 1-1/2"x1-1/2"x3/16" | 23/32        | 25/32         | 23/32          | 295,000                     | 3700         |
| 20S7       | 1-3/4"x1-3/4"x3/16" | 25/32        | 25/32         | 23/32          | 358,000                     | 3900         |
| 20S8       | 2"x2"x3/16"         | 27/32        | 25/32         | 23/32          | 420,000                     | 4200         |

**INSPECTION AND TEST:** Various tests were conducted on various size joists in accordance with the requirements of C26-519.0d Administrative Building Code at Lehigh University. The joists successfully met the test requirements.

Flexure tests were conducted in accordance with the requirements of C26-519.0 Administrative Building Code to determine that the maximum deflection shall not be greater than 1/360 of the span for the total designed load as determined by test. In all cases the joists were tested to maximum span.

Results were as follows:

| Joist  | Span        | Theoretical Deflection | Act. Deflection |
|--------|-------------|------------------------|-----------------|
| 20S8   | 40'-2" span | 1.333                  | 1.214           |
| 16S7   | 32'-0" span | 1.067                  | 1.076           |
| 12S3   | 24'-0" span | 0.806                  | 0.766           |
| 8S2    | 16'-1" span | 0.537                  | 0.519           |
| 20S8-V | 40'-2" span | 1.333                  | 1.220           |

The joists were also in shear to check the end reactions and successfully met the test.

The joists also successfully met the requirement of being able to sustain an 800 lb. concentrated load at one panel joint and the ability to transmit 500 lbs. from each joist to two adjoining joists.

The complete report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the tests and the data supplied by the applicant, the Committee on Test recommends the approval of the Bethlehem Open Web Steel Joists in sizes listed herein as having met the requirements of C-26-519.0.d and e for use in classes of construction as provided under C26-240, C26-241, C26-244 and C26-620.c.I.b., on condition that all welding performed shall be in accordance with the requirements of the Welding Rules of the Board, on condition that all requirements of C26-519.0 are complied with and further that if a suspended ceiling is used



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in conjunction with the joists the ceiling shall comply with the requirements of C26-461 and that all joists shall be fastened and permanently bridged before construction or other loads are applied; that ceiling or floor openings not exceeding 4 feet in either direction at right angles to the joists may be framed by adequately proportioned header angles secured to framing joists by bolts or welds, provided the joists are designed to carry the concentrated loads and provided that each bundle of joists shall be identified as to dimension and shall bear a label "Approved for use in New York City under Calendar Number 107-59-SM", and further that all plans submitted to the Department of Building showing the proposed use of these joists shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 155-59-SA

APPLICANT—Philco Corporation, owner, Laundercenter Corporation, Agent.

### APPEARANCES—

For Applicant: P. Marino.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

155-59-SA—Philco Corporation, Phila., Pa., filed March 16, 1959 for approval of Philco-Bendix Automatic Commercial Washer, Models WC-9910 and WC-9910M for use in New York City under provisions of the Submerged Inlet Rules of the Board.

USE: The appliance is an automatic clothes washing machine having a capacity of 10 lbs.

DESCRIPTION: The appliance is designed for connection with the plumbing system through two hoses from the non-thermal mixing Type N-10 water inlet valve in the washer to two shut-off cocks which are interposed in the plumbing system. These shut-off cocks may be closed when the washer is not in use. The pump employed within the machine pumps drain the water to an adjacent drain outlet.

Water is admitted to the washer through the two-solenoid non-thermostatic inlet and mixing valve allowing three different water temperatures to be selected; hot, warm or cold. When hot water is selected, only the hot water solenoid is energized. The energized solenoid is an electro-magnet that pulls back a plunger which releases a rubber seat allowing water to flow. When the coil is de-energized, a spring acts in the opposite direction to push a plunger back against the seat. When warm water is selected, both the hot and cold solenoids are energized, to allow both hot and cold water to flow and mix together into warm water.

When cold water is selected, only the cold water solenoid is energized. When the incoming water reaches a predetermined level, a pressure switch comes into operation and shuts-off the incoming water. The water is conducted through a ½ inch rubber hose into a ¾ inch spray tube to which the hose is clamped. The spray tube is an integral part of the bracket which is secured to the washer frame. Attached to the same bracket is the receiver tube that is securely and positively located to which the spray tube and nozzle is attached thereby maintaining a minimum of 1¾ inch air gap.

The balance of the machine is similar to the 16 lb. machine approved by the Board for the same manufacturer except that the parts are of a smaller size in order to handle a 10 lb. load.

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect T. W. Farricker, and it was noted that the air gap complied with the requirements of the Submerged Inlet Rules of the Board.

RECOMMENDATION: The Committee on Test recommends that the Philco-Bendix Automatic Commercial Washer, Models WC-9910 and WC-9910M having a capacity of 10 lbs. be approved for use in New York City where permitted by the Zoning Law when constructed as herein described and when an air gap of at least 1 inch is maintained and when installed in accordance with the requirements of the Submerged Inlet Rules of the Board and further that all appliances bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 155-59-SA."

The Committee further recommends that all battery installations be submitted to the Department of Buildings so that adequate provisions may be made to provide a sufficient size drain to take care of the number of machines involved.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 235-59-SM

APPLICANT—S. J. Rosner, for Williamsburg Steel Products Co., owner.

### APPEARANCES—

For Applicant: Ernest Halpern.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

235-59-SM—Williamsburg Steel Products Company, Brooklyn, New York, filed April 13, 1959 for approval of the Williamsburg Sliding Hollow Metal Doors, Models S/SL-2SP-Co for clear opening 4'-0"x7'-0" under the provisions of C26-510 Administrative Building Code.

USE: A 3 hour fire resistive opening protective assembly.

DESCRIPTION: The doors are of the flush type without panels and are made of two sheets of 18 gauge steel. Vertical channel stiffeners of 16 gauge steel spaced 6" on centers are spotwelded to each inside face to maintain a thickness of 1¼ inches. The leading edges of center opening, single slide and the fast leaf of the two speed doors have sight guards. The two sections of each door panel are slipped together and tackwelded; 8" on centers on the shaft side of each.

The doors are insulated by rockwood insulation placed between the stiffener channels.

A 14 gauge channel, full width of the door, is spotwelded between the two door sections at both top and bottom. Weld-on nuts or reinforcements are welded to the top channel for attachment of hangers. Two guide shoes are attached to the bottom of each door; these guides engage the sill groove by a minimum of ¼". The doors are reinforced with steel plates for closers, interlocks etc. The frames are



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furnished with an anti-slip metal sill with finished grooves for guiding the doors. A  $\frac{3}{16}$ " steel header plate for supporting the door hangers and doors.

An entrance framing of 14 gauge steel bucks and soffit is also provided.

The doors overlap the bucks  $\frac{3}{4}$ " and on the two-speed doors; the slow door and the fast door overlap  $\frac{3}{4}$ ". The clearance between the buck and the door is  $\frac{1}{4}$ " and on two-speed doors between the slow and fast door is  $\frac{1}{4}$ ". At the meeting point of center opening doors an astragal is provided. Vertically, the doors clear the sill by  $\frac{1}{4}$ " and overlap the soffit by  $\frac{3}{4}$ ".

**INSPECTION AND TEST:** A two-leaf center opening sliding elevator door was tested at Protexol Laboratory. The door successfully met the requirements of the fire and hose stream tests for a three hour opening protective assembly.

The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Williamsburg Sliding Hollow Metal Doors as herein described for use in New York City under the provisions of C26-610.0, C26-663.0, C26-896.0, C26-897.0, C26-904.0, C26-905.0 and C26-906.0 Administrative Building Code, on condition that all doors recommended for approval under the recommendation shall comply with the requirements of the Rules of the Board titled "Rules for Inspection of Opening Protective Assemblies" and further that the maximum opening shall not exceed 4'-0"x7'-0".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 236-59-SM

**APPLICANT**—Norway Cement Export, Ltd, owner—additional types II and III Portland cement.

### APPEARANCES—

For Applicant: Louis R. Cozman.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
236-59-SM—Amendment to resolution as to additional types of portland cement.

Goldwater and Flynn for Norway Cement Export, Ltd., requested that the resolution adopted July 21, 1959 under Calendar Number 236-59-SM be reopened and amended so as to include Dalen Portland Cement Types II and III.

**USE:** The materials are Types II and III Portland Cement.

**DESCRIPTION:** The material is manufactured at the same plant as the cement previously approved. The method of manufacture, source of crude supply and controls in the manufacturing process were inspected by Commissioners Kleinert and Sleeper in conjunction with their inspection at the time of request for approval of type I cement. The applicant has submitted reports of tests conducted by E. L. Conwell Co. which shows that the cement complies with the A.S.T.M. requirements for Types II and III portland cement. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted July 21, 1959 under

Calendar Number 236-59-SM be reopened and amended so as to include Dalen Portland Cement, Types II and III, on condition that the requirements of the resolution adopted July 21, 1959 under Calendar Number 236-59-SM be complied with and further that the type of cement be clearly labeled on each bag.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 385-59-SA

**APPLICANT**—Byron B. Schiller, for Boston Stove Company, owner; Roger Wines, Agent.

### APPEARANCES—

For Applicant: Roger Wines.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
385-59-SA—Byron B. Schiller for Boston Stove Co., Hempstead, N. Y., filed June 12, 1959 for approval of Bengal Gas-fired Cooking Range with Heating Section, Models 76-171, 76-175, 76-179, 84-841, 84-861A and 84-871L for use in New York City under the provisions of Article 12, Administrative Building Code.

**USE:** Domestic gas cooking range w/gas kitchen heating section.

**DESCRIPTION:** These are domestic type gas cooking ranges with four top burners with baking oven and broiler below at the right side. On the left side below the top burner section is installed a combustion chamber for a gas-fired room heater. This chamber is fully sealed by welded construction and finished in a heat resistant porcelain enamel. It is spaced from the walls of the surrounding compartment. The air to be heated is drawn in at the bottom of the compartment and circulates between the compartment walls and the combustion chamber. The heated air is discharged through slotted openings in the left wall. Attached to backwall is a flue connection collar with built-in draft diverter.

The Models 76-171, 76-175 and 76-179 are 30 inch kitchen heating type ranges. These ranges are equipped with a heater rated at 30,000 BTU. The oven and the top burners are the conventional type. Model 76-171 has a plain backguard and single duty top burners. Model 76-175 and 76-179 are deluxe ranges with center simmer type top burners. Model 76-179 differs from Model 76-175 in that one of the top burners is thermostatically controlled.

Models 84-841, 84-861A and 84-871L are 36 inch kitchen heating type ranges. These are equipped with a heater rated at 40,000 BTU. Model 84-841 has a plain backguard and single duty type top burners. Model 84-861A has deluxe backguard, with single duty type top burners. Model 84-871L has a deluxe backguard with center simmer top burners and one thermostatically controlled top burner.

The above ranges have the following approved controls:

General control Pilot Safety Valve; Robertshaw Thermostat; Schoenberger Burner Fittings; Robertshaw Minipilot; Harper-Wyman Filter; Schoenberger Pilot Cock and  $\frac{1}{2}$  inch diameter aluminum tubing for Natural, Manufactured and L. P. gases.

**INSPECTION AND TEST:** All data submitted was examined by Ass't. Architect T. W. Farricker. These ranges were tested and approved by the American Gas Association.



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**RECOMMENDATION:** The Committee on Test recommends the approval of the Bengal Gas-fired Cooking Range with Heating Section, Models 76-171, 76-175, 76-179, 84-841, 84-871L and 84-861A for use in New York City when installed and vented in accordance with the provisions of Article 12, Administrative Building Code and the pertinent sections of the Multiple Dwelling Code and Multiple Dwelling Law when applicable, provided each range shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 385-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 631-59-SM

**APPLICANT**—American Felt Company, owner.

**APPEARANCES**—

For Applicant: Harold G. Hencken.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
631-59-SM—American Felt Company filed October 1, 1959 for approval of Hushalon (TM) wall covering for use in New York City under the provisions of C26-667.7.a, Administrative Building Code.

**USE:** Wall covering.

**DESCRIPTION:** Hushalon wall covering is a wool felt material  $\frac{1}{16}$ " (.0625") thick weighing 17 to 18 ounces per 54" yard and having a wool product label of: Wool 80%, Viscose 20%.

This product is not a free hanging drape or curtain but is firmly attached to a wall surface in a single thickness by usual wall papering over a layer of lining paper not exceeding 10 thousandths of an inch in thickness, or may be applied to the wall-paper prior to application to the wall.

**INSPECTION AND TEST:** Samples of the material were examined at the Board by Ass't. Architect T. W. Farricker.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Hushalon (TM) wall covering for use in New York City when installed in accordance with the provisions of C26-667.7.a. with particular reference to the prohibited use in stairhalls and required exit corridors, of the Administrative Building Code, on condition that the material bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 631-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 829-48-SA

**APPLICANT**—Nu-Way Corp., Illinois, owner.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Laid over; date of decision to be set after engineers complete their investigation.

## 83-57-SA

**APPLICANT**—Sundstrand Engineering Co. Illinois, owner.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Laid over; date of decision to be set after engineers have completed investigation.

## 225-46-A

**APPLICANT**—Robert J. Crinnion for New York Central System, owner; Roddis Plywood Corporation, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

**PREMISES AFFECTED**—Port Morris Railroad Yard, 400 feet south of East 149th Street and Bruckner Boulevard, Block 2599, Lot 100, Borough of The Bronx.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Appeal reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on September 16, 1947 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 16, 1947, by adding thereto:

"that the southerly portion of the building may be rearranged, occupied by a sub-tenant of the Roddis Plywood Corporation, and used as a general warehouse for the storage of groceries, food products and general merchandise, except that the storage of any materials requiring a combustible permit from the Fire Commissioner shall not be permitted, all as shown on revised drawings dated January 15, 1960, five sheets, on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects."  
(Alt. 1213/59)

## 383-59-A

**APPLICANT**—Aaron Halpern, for Salvatore Mugnano, owner.

**SUBJECT**—Application June 15, 1959—Appeal from a decision of the Borough Superintendent—Frame Building.

**PREMISES AFFECTED**—98-11 101st Avenue, north side, 87.50 feet east of 98th Street, Block 9075, Lots 54 and 154, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Morton S. Cahn.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the decision of the Borough Superintendent, dated June 9, 1959 on Alt. Applic. 1544/58 reads:

"1. The use of a frame bldg. as a factory is contrary to 4.1.3 B. C."

and

WHEREAS, the applicant states that the building is 25 feet



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by 80 feet in area, 3 stories, 38 feet high, of class 4 construction, located in business use, A area, class 1 height district, built prior to 1908, occupied without certificate of occupancy as follows: Cellar—heating and ordinary storage; 1st floor—factory, 25 persons; 2nd and 3rd floors—1 family, 5 persons each floor; that the lot line walls are brick filled; that it is proposed to provide two masonry enclosed exit halls leading directly to the street at the front of the building; that properly enclose the cellar stairs with material equivalent to a rating of one-hour; that as well as fire retard the cellar ceiling with material equivalent to a one-hour rating; that thereby moving and hazardous condition that might be existing at present; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted on certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated June 9, 1959, acting on Alt. Applic. 1544/58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated December 15, 1959, 2 sheets and January 25, 1960, 2 sheets, revised; that the cellar and first floor shall be sprinklered; that the ceiling of cellar and first floor shall be fire-retarded; that the two small skylights in the roof of first floor extension shall be removed; that there shall be no manufacturing in the cellar; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 651-59-A

APPLICANT—H. Herbert Lilien, for Valpark Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34 of the Multiple Dwelling Law re—apartment in cellar.

PREMISES AFFECTED—3000 Valentine Avenue, northeast corner of East 201st Street, Block 3307, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: Clarence Lilien.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 28, 1959 on Alt. Applic. 730/59, reads:

"A1. Proposed conversion of the existing 3 Boys' rooms and Boys' locker room to a rentable apartment in the cellar of the 6 story & cellar Class 'A' hereafter erected Multiple Dwelling is contrary to Sec. 34 of the Multiple Dwelling Law in that the proposed apt. does not abut an adequate open space as specified in subdiv. 6a."

and

WHEREAS, the applicant states that the building is 100 feet by 115 feet in area, 6 stories, 64 feet high, of class 3 construction, located in residence use, D area, class 1½ height district, built in 1937, now used and occupied: cellar—1 family, boiler room and storage; 1st to 6th floors, 9 families each floor; and

WHEREAS, the applicant states that the intent is to legalize the apartment facing the street, yard and court, in the cellar of the building; that the floor of this apartment is above the level of the adjoining yard and courts; that the windows to all these rooms are full size double hung, giving ample light and ventilation to the rooms; that these rooms were originally planned as "Boys Rooms"; that when the present owners purchased the building in 1943 these rooms were already changed into an apartment; that the present owners have a temporary permit for the use of the apart-

ment, based on the reports of the Building Department and the Board of Health, under Section 34, subdivision 5 of the Multiple Dwelling Law; that this apartment meets all the standards of the Multiple Dwelling Law; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 730/59, Objection No. A-1, dated September 28, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated December 9, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from an order and decision of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—347 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 566-48-A—Vol. II

APPLICANT—Hurley and Hughes for New York College of Music, owner.

SUBJECT—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

PREMISES AFFECTED—114-116 East 85th Street, southside, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for decision after applicant has filed revised drawings as required by the Board.

## 333-58-A—Vol. II

APPLICANT—Philip Freshman for Isaac Baron; Big Apple, lessee.

SUBJECT—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re—egress, opening in the fire wall, and live load.

PREMISES AFFECTED—1613 to 1635 East 16th Street, east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for applicant to file revised drawings as required by the Board.

## 555-59-A

APPLICANT—Herman E. Horwood for Duncan M. Findlay, owner.

SUBJECT—Application August 26, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—83 to 85 Worth Street, North-



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side, 202 feet 10½ inches west of Broadway, Block 173, Lot 2, Borough of Manhattan.

## APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for inspection and decision.

## 566-59-A

APPLICANT—Arnold W. Lederer for Esther Greenberger, owner.

SUBJECT—Application September 2, 1959—Appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—925 Ralph Avenue, southeast corner of East 89th Street, Block 4709, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for inspection and decision.

## 575-59-A

APPLICANT—Patrick D. Concagh for Lee Silberstein, owner.

SUBJECT—Application August 28, 1959—Appeal from a decision of the Borough Superintendent—re—Fire escape.

PREMISES AFFECTED—34 West 17th Street, southside, 496 feet 6 inches west of 5th Avenue, Block 818, Lot 70, Borough of Manhattan.

## APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for inspection and decision.

## 586-59-A

APPLICANT—University Nursing Home for 2505 Grand Avenue, Corporation, owner; University Nursing Home, lessee.

SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re Sprinkler System.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of West 190th Street, Block 3214, Lot 60, Borough of The Bronx.

## APPEARANCES—

For Applicant: Irving Lesnick.

ACTION OF BOARD—Laid over to February 2, 1960, at 2 P. M. at request of applicant's representative.

## 623-59-A

APPLICANT—Sidney H. Kitzler, for George Credidio, owner.

SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P. M. for inspection and decision.

## 1484-22-BZ

APPLICANT—Robert Gottlieb for Regal Garage, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, permitting in a business district the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1948-1958 Jerome Avenue, east side 107.38 feet south of East Tremont Avenue, Block 2853, Lot 17, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 8, 1923 on certain conditions; and

WHEREAS, the application requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 8, 1923, by adding thereto:

"that the sale of used motor vehicles may be permitted and a new certificate of occupancy shall be obtained *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 1201/59).

## 1017-55-BZ

APPLICANT—Robert Gottlieb for Hermany Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, motor vehicle repair shop and auto parking.

PREMISES AFFECTED—861-875 Zerega Avenue and 2361-2385 Hermany Avenue, northwest corner, Block 3698, Lot 47, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Not Voting: Vice Chairman Kleinert ..... 1

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on December 2, 1958; and

WHEREAS, the resolution was amended on May 5, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956, as *amended* through May 5, 1959, by adding thereto:

"that the size of the accessory building may be increased to 70 feet in width by 42 feet in depth, substantially as shown on revised drawings dated January 12, 1960, two sheets, provided that motor vehicle repairs shall be by hand tools only *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 1984/55)

## 352-45-BZ—Vol. II

APPLICANT—Dominick Salvati & Son for Nathan Ossip, owner; Patrick Brini, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction of an existing gasoline service station with accessory uses of lubritorium, auto repairs, car washing, inspection station and parking



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of cars and to increase the number of gasoline tanks and the rearrangement of pump islands.

**PREMISES AFFECTED**—81-22 Rockaway Boulevard, southwest corner of 82nd Street and 81-09 to 81-17 95th Avenue, Block 9010, Lot 26, Woodhaven, Borough of Queens.

**APPEARANCES**—

For Applicant: Leon Komondorea.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. II, on February 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 73/58)

## 145-59-BZ

**APPLICANT**—George J. Regan for Ellen de Gange, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a G-1 area district, a one family dwelling with less than the required setback.

**PREMISES AFFECTED**—7-24 Clintonville Street, northwest corner of Eighth Avenue, Block 4512, Lot 35, White-stone, Borough of Queens.

**APPEARANCES**—

For Applicant: George J. Regan.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on June 16, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 16, 1959, by adding thereto:

"that in the event the owner desires to sell the rear portion of the plot, with a frontage of 15 feet on Eighth Avenue, such reduction in the area of the plot may be permitted, as shown on revised drawing marked 'Received January 13, 1960', one sheet *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Amdt. to N.B. App. 459/53)

## 1013-18-BZ—Vol. II

**APPLICANT**—Dominick Salvati & Son for Louis Ponsiglione, owner; Frank Pensabene, lessee.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of an existing one-story

building from public garage to motor vehicle repair shop—power and hand tools and automobile paint, no welding.

**PREMISES AFFECTED**—129 Carroll Street, north side, 104 feet west of Henry Street, Block 349, Lot 31, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leon Komondorea.

**ACTION OF BOARD**—Application reopened and set for hearing on February 24, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, and for the imposition of a term under Section 7c, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the inclusion of parking and storage of more than five motor vehicles on gasoline service station.

**PREMISES AFFECTED**—4519-4225 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened as Vol. III, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 101-45-BZ—Vol. II

**APPLICANT**—Latham C. Squire for Bright Management Corp., owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension of a basement restaurant, by the erection of a one story addition at the rear.

**PREMISES AFFECTED**—311 West 48th Street, north side, 150 feet west of Eighth Avenue, Block 1039, Lot 26, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Latham C. Squire.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 555-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; Radkai, Inc., lessee.

**SUBJECT**—Application for consideration—reopening for extension of term of variance and time to obtain a Certificate of Occupancy which expired January 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district,



# MINUTES

the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

**PREMISES AFFECTED**—139 East 69th Street, north side, 150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan.

## APPEARANCES—

For Applicant: John M. Hronec.

**ACTION OF BOARD**—Application reopened and set for hearing on February 24, 1960, at 10 A. M., to consider extension of the term of variance and time to obtain a certificate of occupancy, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 556-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; K. D. B. Realty Holding Corp., lessee.

**SUBJECT**—Application for consideration—reopening for extension of term of variance and time to obtain a Certificate of Occupancy which expired January 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room (formerly used as a private garage on first floor with living quarters on upper floors—accessory to former large private residence).

**PREMISES AFFECTED**—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan.

## APPEARANCES—

For Applicant: John M. Hronec.

**ACTION OF BOARD**—Application reopened and set for hearing on February 24, 1960, at 10 A. M., to consider extension of the term of variance and time to obtain a certificate of occupancy, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 557-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; Genevieve Naylor, lessee.

**SUBJECT**—Application for consideration—reopening for extension of term of variance and time to obtain a Certificate of Occupancy which expired January 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one-family dwelling, formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence.

**PREMISES AFFECTED**—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan.

## APPEARANCES—

For Applicant: John M. Hronec.

**ACTION OF BOARD**—Application reopened and set for hearing on February 24, 1960, at 10 A.M., to consider extension of the term of variance and time to obtain a certificate of occupancy, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 171-58-BZ

**APPLICANT**—A. H. Salkowitz for Joseph Klar, owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired November 18, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, with the accessory uses of lubritorium, car wash, office and store room for sale and storage of auto accessories, minor motor vehicle repairs and the parking of motor vehicles.

**PREMISES AFFECTED**—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Peter Gray.

**ACTION OF BOARD**—Application reopened and set for hearing on February 24, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 22, 1959, as they appeared in Bulletin No. 52, Vol. 44, hereby corrected to read as follows:

## 573-59-BZ

**APPLICANT**—Charles M. Spindler for The Prudential Savings Bank, owner.

**SUBJECT**—Application August 31, 1959—Decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, parking of passenger motor vehicles to be used by officers, employees and patrons of the Prudential Savings Bank.

**PREMISES AFFECTED**—3826 to 3830 Kings Highway and 1241 to 1245 Ryder Street, southeast corner, Block 7817, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 13, 1959 acting on *Alt. Applic. No. 2285/59*, reads:

"1. Proposed parking of motor vehicles for employees and patrons cars only, to be used in conjunction with the



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## MINUTES

Prudential Savings Bank, in a Residence Use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the Members of the Board are familiar with the site; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of 10 years, to permit in a residence use district, the parking of passenger motor vehicles to be used solely by officers, employees and patrons of The Prudential Savings Bank, *on condition* that the property shall conform with drawings filed with this application dated, August 31, 1959, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

\*Correction—In the decision of the Borough Superintendent the Alt. number is corrected to read "*Alt. Applic. No. 2285/59*" instead of "*Alt. Applic. No. 1585/59*" as indicated in italics.

### \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on September 15, 1959, as they appeared in Bulletin No. 38, Vol. 44, hereby corrected to read as follows:

#### 673-57-SA

APPLICANT—Temco Inc., owner—amendment, additional trade names.

#### APPEARANCES—

For Applicant: George R. Darche.

ACTION OF BOARD—Resolution amended in accordance

with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
Re: Calendar Number 673-57-SA.

SUBJECT: Amendment to resolution as to additional trade names.

Temco Inc., Nashville, Tennessee, requested by letter dated April 29, 1959 that the resolution adopted March 31, 1959 under Calendar Number 673-57-SA be amended so as to permit the approved heaters to be marketed under additional trade names. The application was reopened by a vote of the Board, May 19, 1959.

#### Recommendation

The Committee on Test recommends that the resolution adopted March 31, 1959 under Calendar Number 673-57-SA be amended so as to permit the approved Temco Wall Heater to be marketed by the Wonder Warm Company under the trade name of Wonder Warm, Models 9830-1 and 9820-1 on condition that the requirements of the resolution adopted March 31, 1959 under Calendar Number 673-57-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with *the above report*.

\*Correction—In the recommendation portion; corrected to include Model 9820-1, other corrections as indicated in italics.



FEB 29 1960

## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 6

## DIRECTORY

## BOARD OF STANDARDS AND APPEALS

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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## DISCONTINUANCE OF PROCEEDINGS

Matter of E. I. G. Realty Corporation vs. Board:—On July 23, 1957, the Board granted a variance under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a parking lot for more than five (5) motor vehicles; Calendar Number 717-53-BZ—Vol. II; Premises 318-322 East 35th Street, south side, 275 feet east of 2nd Avenue, Block 940, lots 48, 49 and 50, Borough of Manhattan.

In Supreme Court, New York County, the above entitled proceeding for a certiorari order to review a determination of the Board was discontinued by stipulation and agreement by both parties, on January 26, 1960.

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed up to February 2, 1960*

*Cal. No. Dept. Premise Affected*

**60-60-SM**—Zonolite Mono-Kote (3 hour fire retardant on steel floors, beams and girders), manufactured by Zonolite Company, Material.

**61-60-A**—B.Bx.—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of the Bronx, N. Y. C. Charter Section 668, subd.b, Revocation of C. O. 26559, re-revocation of Certificate of Occupancy issued re parking of more than five motor vehicles.

**62-60-BZ**—B.Bx.—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx, Alt. 1159-59, re—area coverage over 55% in a "D" Area, business use district.

**63-60-BZ**—B.Q.—101-14 223rd Street, west side, 120 feet south of 101st Avenue, Block 10795, Lot 38, Queens Village, Borough of Queens, Alt. 2532-59, re—proposed two family dwelling in a G-1 area district; building lacks required side yard; building lacks required front setback, residence use district.

**64-60-A**—B.M.—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan, Alt. 770-59, re—change of use of 2nd floor from beauty parlor to dental laboratory; provide 3 foot 8 inch interior stairways enclosed as required.

**65-60-A**—B.Q.—144-01 77th Avenue and 76-45 Main Street, northeast corner, Block 6667, Lot 49, Flushing, Borough of Queens, Alt. 2748-59, re—change in use from doctor's office to synagogue, frame bulding.

**66-60-BZ**—B.M.—17 Bennett Avenue, east side, 78 feet, 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan, Alt. 1951-59, re—parking and storage of more than 5 motor vehicles, residence use district.

**67-60-SA**—Waage Electric Oil Circulation Heater, Model Nos. 1P05-8P022 and 1P08-8P030, and Waage Electric Oil Immersion Heaters, Model Nos. 63B024-63B072 (preheaters for fuel oil), manufactured by Waage Electric, Inc., Appliance.

**68-60-A**—B.M.—204-208 Franklin Street, northwest corner of Washington Street, Block 185, Lot 25, Borough of Manhattan, Alt. 1263-59, re—enclosed stairways.

**69-60-BZ**—B.B.—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn, Alt. 4011-59, re—parking of more than 5 cars within a residence use district.

**70-60-BZ**—B.Q.—167-19 Northern Boulevard and 41-10 to 41-28 168th Street, northwest corner, also 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens, Alt. 2595-59, re—proposed extension of accessory parking from local retail portion of premises into the residence use district.

**71-60-A**—B.M.—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11 and 20, Borough of Manhattan, B.N. 2473-59, re—stairs must extend to roof; and cellar stairs to lead to street.

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**619-31-BZ**—Vol. III—B.Q.—148-14 to 148-26 111th Avenue, southwest corner of Sutphin Boulevard, Block 2745, part of Lot 26, Jamaica, Borough of Queens, Amendment to Alt. 852-41, reopened for consideration as to extension of term of variance, re—alteration of a gasoline service station—business and residence use district.

**477-31-BZ**—Vol. III—B.Q.—45-01 to 45-19 (45-05 official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213 and 243, Bayside, Borough of Queens, N.B. 4848-59, re—gasoline service station, auto washing (non-automatic), lubrication, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles, etc.—business and residence use district.

**540-53-BZ**—Vol. II—B.Q.—87-11 111th Street, east side, 99.6 ft. south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens, Alt. 2236-59, re—extension of the existing building; area excessive; rear yard; parking of customers' and employees' cars—retail and residence use district.

**604-28-BZ**—Vol. IV—B.B.—5001-5027 Kings Highway and 1527-1547 Utica Avenue, northeast corner and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn, N.B. 4-60, re—gasoline service station, motor vehicle repair shop, parking and storage of more than five (5) motor vehicles, etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 16, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, February 16, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y., on the following matters:

### 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubrication, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

### 655-59-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

SUBJECT—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district,

the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

PREMISES AFFECTED—133 East 61st Street, north-side, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

### 760-59-BZ

APPLICANT—Charles M. Spindler for Panarama Realty Corporation, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7e, and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—241-02 to 241-16 Northern Boulevard, and 240-01 to 240-13 Alameda Avenue, southeast corner Block 8178, Lot 1, Douglaston, Borough of Queens.

### 646-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for R.C.A. Communications, Incorporated, owner.

SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2½ height district, the erection of a 38 story office building exceeding the permitted height.

PREMISES AFFECTED—15-33 Beaver Street, and 54-66 Broad Street, northwest corner, and 52-66 New Street, Block 24, Lots 1, 4, 6, 8, 9, 10, 13, 14, 40, 42, and 44, Borough of Manhattan.

### 734-59-BZ

APPLICANT—Abraham Grossman for Dominick Caridi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building from storage and sale of lumber to buying, storage and selling of junk, particularly metals and continue the use of the upper floor for manufacturing.

PREMISES AFFECTED—237 West 26th Street, north side, 288 feet, 9 inches, east of Eighth Avenue, Block 776, Lot 16, Borough of Manhattan.

### 650-59-BZ

APPLICANT—Carl H. Salminen for John Ryback, owner

SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

PREMISES AFFECTED—111-31 44th Avenue, northside, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78, and 79, Corona, Borough of Queens.

### 703-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert Feingold, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

PREMISES AFFECTED—8009-8023 21st Avenue, and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.



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## 401-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Mona Donner, owner; Jubilee Motors, lessee.

SUBJECT—Application reopened June 16, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of trailer sales with signs, curbs and office to a used car sales lot previously granted by the Board all for a temporary term of five (5) years.

PREMISES AFFECTED—1875 Bruckner Boulevard, northwest corner of Underhill Avenue, Block 3731, Lots 1 and 75, Borough of The Bronx.

## 609-59-BZ

APPLICANT—Abraham N. Horwitz for Estate of Maria Lombardi, owner; Edward Lombardi, executor, Salvatore Santello, lessee.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs using hand tools only, office and sale of auto accessories.

PREMISES AFFECTED—651-653 4th Avenue, and 175-183 20th Street, northeast corner, Block 637, Lot 1, Borough of Brooklyn.

## 850-59-BZ

APPLICANT—Charles M. Spindler for Aujo Realty Corporation, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a motor vehicle repair shop.

PREMISES AFFECTED—6202-6212 Fort Hamilton Parkway and 942-952 62nd Street, southwest corner, Block 5729, Lot 24, Borough of Brooklyn.

## 721-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales and utility rooms with business signs and entrance and show window within 75 feet of a residence use district and the parking and storage of motor vehicles.

PREMISES AFFECTED—10-16 Patchen Avenue and 1094-1098 Lafayette Avenue, southwest corner, Block 1612, Lots 42 and 43, Borough of Brooklyn.

## 335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened January 19, 1960 for consideration as to extension of time to complete, expired July 1, 1959 and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse, stores, plumbing fixtures, etc., 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

## 1-51-BZ—Vol. I

APPLICANT—Burke, Green and Groh for Arthur R. Mullin, owner.

SUBJECT—Application reopened January 19, 1960 for consideration as to extension of term of variance, expires July 12, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the

Zoning Resolution, permitting in a local retail use district, the sale and display of more than five (5) new and used motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—243-02 to 243-10 Northern Boulevard, southeast corner of 243rd Street, Block 8180, Lot 1, Douglaston, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 726-59-BZ

APPLICANT—Albert Melniker, for Dorothy and Alexander Dalessio, owners.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools with curbs cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—345 Targee Street and 40 Os-good Avenue, southeast corner, Block 635, Lot 9, Clifton, Borough of Richmond.

Hearing closed.—Laid over from January 26, 1960, to February 16, 1960, for inspection and decision.

## 89-59-BZ

APPLICANT—Burke, Green & Groh for Nicholas Desciolo, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

PREMISES AFFECTED—235-33 147th Drive north side, 147.49 west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

Hearing closed.—Laid over from January 5, 1960, to February 2, 1960, for hearing at request of applicant; then to February 16, 1960, for inspection and decision.

## 708-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, minor auto repairs, storage room and store, and parking and storage of motor vehicles.

PREMISES AFFECTED—7021 to 7031 Bay Parkway and 1401 to 1405 West 11th Street southeast corner and 9 to 19 Avenue O, Block 6574, Lot 1, Borough of Brooklyn.

Hearing closed.—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 527-59-BZ

APPLICANT—Henry George Greene, for Klicgl Realty Corporation, owner.

SUBJECT—Application August 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit, in a retail use district, in a present building used for manufacturing, an area in excess of that permitted for manufacturing.

PREMISES AFFECTED—321-325 West 50th Street, north side, 252 feet 6 inches west of 8th Avenue, Block 1041, Lot 21, Borough of Manhattan.

Hearing closed.—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.



# CALENDAR

## 316-58-BZ

APPLICANT—Aaron Halpern, for Raldore Corp., owner.  
SUBJECT—Application May 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision; applicant to report on Certificate of Occupancy.

## 317-58-A

APPLICANT—Aaron Halpern, for Raldore Corp., owner.  
SUBJECT—Application May 20, 1958—Appeal from a decision of the Borough Superintendent, re change in use of frame building factory to warehouse, re live load, etc.  
PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

## 661-59-BZ

APPLICANT—Patrick D. Concagh, for Edward and Milagros Abril Lamarque, owners.  
SUBJECT—Application October 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of the existing four story residential building to offices on the first and second floors, and the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—233 East 35th Street, north side, 220.5 feet west of 2nd Avenue, Block 916, Lot 21, Borough of Manhattan.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 191-29-BZ—Vol. II

APPLICANT—Ivan Pinsker, for Gussie Furst, owner; Marks Petroleum Products Corp., lessee.

SUBJECT—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only.

PREMISES AFFECTED—1656-1664 St. Marks Avenue, southwest corner of Eastern Parkway, Block 1460, Lot 32, Borough of Brooklyn.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 50-59-BZ

APPLICANT—Dominick Salvati and Son for Beachland Amusement Company, owner.

SUBJECT—Application January 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail district, the erection of an amusement center.

PREMISES AFFECTED—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 719-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continue the present uses of gasoline service station,

lubritorium, sale of auto accessories and extend the uses to include carwashing, minor auto repairs and parking and storage of motor vehicles.

PREMISES AFFECTED—6501-6505 Bay Parkway and 2202-2212 65th Street, southeast corner, Block 6578, Lot 3, Borough of Brooklyn.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 602-59-BZ

APPLICANT—John F. Fitzsimons, for Marin Realty Corporation, owner.

SUBJECT—Application September 22, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the construction of a six story multiple dwelling of 48 families to a height in excess of that permitted within two miles of a designated airport, La Guardia Field.

PREMISES AFFECTED—142-27 Barclay Avenue, north side, 204.26 feet west of Bowne Street, Block 5046, Lot 37, Flushing, Borough of Queens.

Laid over from February 2, 1960, to February 16, 1960, for inspection and decision; architect to file report as to number of stories in structure.

## 462-59-BZ

APPLICANT—Morris and Florence Hagel, owners.

SUBJECT—Applicant July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to three family dwelling.

PREMISES AFFECTED—3359 Fenton Avenue, westside, 219.28 feet south of Boston Road, Block 4737, Lot 13, Borough of The Bronx.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 557-32-BZ—Vol. II

APPLICANT—Ervin Palmer, for Jack Garfield, owner.

SUBJECT—Application reopened January 20, 1959, as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type.

PREMISES AFFECTED—208 East 12th Street, south side, 150 feet east of Third Avenue, Block 467, Lot 13, Borough of Manhattan.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision; applicant to file lay-out indicating parking arrangement, objector to file copy of restrictive covenant.

## 767-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing and shipping, store and office to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees and patrons cars for a stated term of twenty (20) years.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

Laid over from February 2, 1960, to February 16, 1960, for inspection and decision; applicant to submit information as to meat processing.



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## 768-59-A

APPLICANT—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue, and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## 1049-47-BZ—Vol. II

APPLICANT—Joseph Krendel, for Pelran Realty Corp., owner.

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story building occupying more than the permitted area and occupied by stores, restaurant and catering and club rooms on first and second floors, with accessory parking of motor vehicles on the open area of the plot.

PREMISES AFFECTED—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx.

Hearing closed—Laid over from February 2, 1960, to February 16, 1960, for inspection and decision.

## 588-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Antonette, Frank, Michael, and Jenny Giudice, owners.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

PREMISES AFFECTED—387-403 Lefferts Avenue, and 506-512 New York Avenue, northwest corner, Block 1321, Lot 40, 41, and 44, Borough of Brooklyn.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision; then to February 16, 1960, for decision; applicant to file revised plans.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 16, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, February 16, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 482-59-A

APPLICANT—Aron Manor Nursing Home, Aron Maged, owner.

SUBJECT—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re sprinkler system.

PREMISES AFFECTED—42-44 West 74th Street, south-side, 225 feet east of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

## 620-59-A

APPLICANT—Bolnick and Chambers, for Leonard Realty Company, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re Elevator in readiness.

PREMISES AFFECTED—580-582 Broadway, east side, 126 feet north of Prince Street, and 112-114 Crosby Street, Block 511, Lot 6, Borough of Manhattan.

## 621-59-A

APPLICANT—Bolnick and Chambers, for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—584-586 Broadway, east side, 177 feet north of Prince Street, and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

## 622-59-A

APPLICANT—Bolnick and Chambers, for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—588-590 Broadway, east side, 228 feet north of Prince Street, and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

## 605-59-A

APPLICANT—Sander Kolitch doing business as Kingsbridge Heights Nursing Home for Van Cortland House Inc., owner.

SUBJECT—Application September 24, 1959—Appeal from an order of the Fire Department re—Sprinkler.

PREMISES AFFECTED—3422 Cannon Place, northside 100 feet east of Giles Place, Block 3258, Lot 162, Borough of The Bronx.

## 614-59-A

APPLICANT—De Rose and Cavalieri for Barson Associates, Incorporated, owner; Julie Research Laboratories Incorporated, lessee.

SUBJECT—Application September 28, 1959—Appeal from a decision of the Borough Superintendent—re fire alarm system and egress.

PREMISES AFFECTED—554 West 168th Street, south side, 103 feet, 6  $\frac{3}{8}$  inches east of St. Nicholas Avenue, Block 2124, Lot 33, Borough of Manhattan.

## 636-59-A

APPLICANT—De Rose and Cavalieri for John Laga and Lillian Laga, owners.

SUBJECT—Application October 5, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re—conversion of existing garage into an apartment.

PREMISES AFFECTED—548 East 191st Street, south-side, 150 feet east of Bathgate Avenue, Block 3273, Lot 318, Borough of The Bronx.

## 663-59-A

APPLICANT—Frank Randazzo for Fred N. Knaup, owner.

SUBJECT—Application October 14, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, business use.

PREMISES AFFECTED—483 Driggs Avenue, east side, 25 feet south of North 10th Street, Block 2306, Lot 7, Borough of Brooklyn.

## 671-59-A

APPLICANT—Leonard F. Rothkrug for John Breglia, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of the Borough Superintendent, re—basement living quarters.

PREMISES AFFECTED—65 Bay 31st Street, east side, 140 feet north of Benson Avenue, Block 6382, Lot 14, Borough of Brooklyn.

## 675-59-A

APPLICANT—Seymour A. Mitteldorf for Kaylou Realty Corporation, Incorporated, owner.

SUBJECT—Application October 20, 1959—Appeal from a decision of the Borough Superintendent—re egress.



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**PREMISES AFFECTED**—58 East 11th Street, southside, 230.10 feet east of University Place, Block 562, Lot 13, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 24, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, February 24, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:

### 539-59-BZ

**APPLICANT**—Haus and Bresin, for Jacob and Albert Cohan, owners.

**SUBJECT**—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area, and without the required rear yard.

**PREMISES AFFECTED**—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

**Hearing closed.**—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision; then to February 24, 1960, at request of the applicant.

## MARCH 1, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 1, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 247-56-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for John and Irene Steven, owners.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class One building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room extending from the business use into the residence use portion of the plot and occupying more than the permitted area coverage with parking of patrons' cars, no fee, on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—160-28 to 160-54, 160-30 Official, Cross Bay Boulevard and 92-05 to 92-17 161st Avenue, northwest corner, and 161-01 to 161-45 92nd Street and 92-02 to 92-08 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

### 186-52-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district the erection of a one story extension to the existing one story building and extend the present supermarket.

**PREMISES AFFECTED**—130-134 Seventh Avenue and 756-764 Carroll Street, southwest corner, Block 963, Lots 47 and 52, Borough of Brooklyn.

### 754-59-BZ

**APPLICANT**—Max Siegel Associates for Park Web Incorporated, owner.

**SUBJECT**—Application November 19, 1959—decision of the Borough Superintendent, under sections 7e and 21

of the Zoning Resolution, to permit in a residence use E-1 area district, the erection of a one (1) story business building for a supermarket with accessory parking, loading berth and business signs for a term of 21 (21) years, with the omission of the required side yard and setbacks on the street line.

**PREMISES AFFECTED**—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of the Bronx.

### 124-35-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for Raoul M. Weigner, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office and sale of accessories and parking and storage of cars awaiting service.

**PREMISES AFFECTED**—242-11 Jamaica Avenue and 243rd Street, northwest corner, Block 8007, Lots 90 and 95, Bellerose, Borough of Queens.

### 752-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom and car wash and extend these uses to include minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th St. within 75 ft. of the residence use district.

**PREMISES AFFECTED**—228-12 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

### 288-57-BZ—Vol. II

**APPLICANT**—Henry J. Nurick for Anna Pick, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing legal parking lot on part of lot 72 into the residential portion of the property on part of Lot 72 and on part of Lot 6 for a term of five (5) years.

**PREMISES AFFECTED**—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, 87-21 Dalny Road, Block 9954, lots 6 and 72, Jamaica, Borough of Queens.

### 465-42-BZ—Vol. II

**APPLICANT**—Jerome W. Perlstein, owner.

**SUBJECT**—Application reopened July 7, 1959 as Volume II—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of three one story masonry extensions and a one story masonry building and to extending the present factory use.

**PREMISES AFFECTED**—83-02 to 83-20 Atlantic Avenue, 94-01 to 94-15 83rd Street, southeast corner, and 94-02 to 94-16 84th Street, Block 9014, Lots 1 and 11, Ozone Park, Borough of Queens.

### 201-57-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Marie Kramer, owner.

**SUBJECT**—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and



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the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.  
**PREMISES AFFECTED**—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

## 393-48-BZ—Vol. II

**APPLICANT**—Joseph Mitchell for 351-353 West 54th Street Inc., owner; James E. Mitchell, lessee.  
**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the erection of a one story extension at the rear of 353 W. 54th Street, extend the present use of a woodworking shop from 351-353 West 54th Street, provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 West 54th Street and additional studio and office on the first floor of 353 West 54th Street.

**PREMISES AFFECTED**—351 to 353 West 54th Street, north side, 150 feet East of Ninth Avenue, Block 1045, Lots 7 and 8, Borough of Manhattan.

## 758-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Hamilton Federal Savings and Loan Association, owner.  
**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a two story building to be occupied as a bank and occupying more than the permitted area and without the required yard.

**PREMISES AFFECTED**—411 to 413 86th Street north side, 75 feet east of 4th Avenue, Block 6035, Lots 75 and 76, Borough of Brooklyn.

## 666-59-BZ

**APPLICANT**—Burke, Green and Groh for Herbert Reynolds, owners.  
**SUBJECT**—Application October 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage and sale of used parts and sale of used cars.  
**PREMISES AFFECTED**—147-23 Springfield Lane, northeast corner of 149th Avenue, Block 13435, Lots 56, 58, 16, 18, 20, 24, Springfield Gardens, Borough of Queens.

## 653-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Janrac Holding Corporation; Selma Haas, lessee.  
**SUBJECT**—Application September 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of a retail dress store in a first floor apartment of a Class A multiple dwelling for a temporary term of years.  
**PREMISES AFFECTED**—105-05 69th Avenue, northeast corner of Queens Boulevard, Block 2139, Lot 1, Forest Hills, Borough of Queens.

## 22-59-BZ

**APPLICANT**—Burke, Green & Groh for Stefano Boide and Alexander List, owners.  
**SUBJECT**—Application January 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D and E area district the construction of four attached houses occupying more than the permitted area coverage without the required rear and side yards and with less than the required parking spaces.  
**PREMISES AFFECTED**—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

## 619-31-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober, for Morben Properties, Inc., owner; Socony Mobil Oil Company, Inc., lessee.

**SUBJECT**—Application reopened February 2, 1960 for consideration as to extension of term of variance, expires July 17, 1961—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, for a temporary term of 10 years, the premises use district, having a frontage of 164.17 feet on Sutphin Boulevard and a depth of 84.16 feet along 111th Avenue to be continued in occupancy as a gasoline service station.

**PREMISES AFFECTED**—148-14 to 148-26 111th Avenue, southwest corner of Sutphin Boulevard, Block 2745, part of Lot 26, Jamaica, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson, for Barnett Maller, owner.  
**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

Laid over from February 2, 1960, to March 1, 1960, for inspection and decision; applicant to file revised plans showing correct dimensions.

## 210-59-BZ

**APPLICANT**—Samuel Carr, for Pericles Mellon, owner.  
**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.  
**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring; then to February 2, 1960, for inspection and decision; then adjourned to tentative date of March 1, 1960, for decision; at the request of applicant to revise plans and obtain new decision.

MAX H. FOLEY, *Chairman.*

## MARCH 1, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 896-56-SM

**APPLICANT**—Dun-Rite Tank Corporation, owner—storage of gasoline.

## 752-58-SA

**APPLICANT**—Stow Mfg. Company, owner—oil-fired salamander.



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## 62-59-SA

APPLICANT—Master Vibrator Company, owner—oil-fired salamander.

## 83-59-SA

APPLICANT—American Air Filter Company, Inc., owner—oil-fired salamander.

## 139-59-SA

APPLICANT—Mahoney-Clark Inc., owner—oil-fired salamander.

## 424-59-SA

APPLICANT—Champion Heater Company, owner—oil-fired salamander.

## 745-59-SM

APPLICANT—Pneumercator Company, Inc., owner—tank gauge.

## 795-59-SM

APPLICANT—Metal & Thermit Corp., owner—electrodes welding.

## 559-52-A—Vol. II

APPLICANT—Ross and Atkin for George Rogoff, owner.

SUBJECT—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re Frame structure, business use.

PREMISES AFFECTED—4151 Boston Road, north side, 424.79 feet east of Provost Avenue, Block 4953, Lot 114, Borough of the Bronx.

## 974-57-A

APPLICANT—Simeon Heller and George J. Meltzer for 172nd Street Realty Corp., owner; Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application November 29, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in area of building.

PREMISES AFFECTED—40-40 172nd Street and 171-20 Station Road, block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

## 540-59-A

APPLICANT—Jerome W. Perlstein for Community Realty Corporation.

SUBJECT—Application August 21, 1959—re egress.

PREMISES AFFECTED—46-41 Vernon Boulevard, east side 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

## 730-59-A

APPLICANT—Martin Isaacs for Frank G. Shattuck Company, owner.

SUBJECT—Application November 4, 1959—Appeal from a decision of the Fire Superintendent—re smoking in factory building.

PREMISES AFFECTED—52-54 West 23rd Street, south side, 284 feet east of Avenue of the Americas, and 41-49 West 22nd Street, north side, 212 feet east of The Avenue of The Americas, Block 824, Lots 12, 65, and 67, Borough of Manhattan.

## 733-59-A

APPLICANT—H. M. Karson for Hong Yick Realty Corporation, owner; Min Sang Laundry, lessee.

SUBJECT—Application November 9, 1959—Appeal from a decision of the Borough Superintendent re—Revocation of permit 4963-58 issued re Alt. 841-56.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

## 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owner.

SUBJECT—Application December, 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

# MINUTES

## SPECIAL MEETING

FRIDAY MORNING, JANUARY 29, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 353-30-SR

SUBJECT—Proposed Amendment to the Rules Governing the Use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials.

APPEARANCES—Peter S. Gluck, Herman C. Gelnrich, Jed Riehl, Henry Hartman, E. A. Jahn, Marvin J. Rosenthal, Elliot J. Shapiro and Robert W. Jeffrey.

ACTION OF BOARD—Rules amended.

THE VOTE TO AMEND RULES—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

*Effective March 2, 1960*

WHEREAS, a public hearing was held on November 20, 1959 at 10 A. M. on the Proposed Amendments to the

Rules Governing The Use of Equipment for Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials, after due notice by publication in the Bulletin; and

WHEREAS, after a public hearing, the hearing was closed on November 20, 1959 and the amendments were laid over to December 15, 1959 and then to January 29, 1960 for further consideration and decision by the Board.

*Resolved* the Board of Standards and Appeals does hereby *adopt* these *amended* rules.

New Matter in Italics, Matter to be deleted in Brackets.

## 4. Specification for Spray Booths, Spray Rooms, Dip and Immersing Rooms, Drying Equipment and Material Storage Rooms.

- 4.1.1 Spray, dip and immersing rooms shall be enclosed on all sides with partitions constructed of incombustible materials with floors in such rooms of concrete. Where such rooms are located over wooden floors, such wooden floors shall be surfaced with 1" of grout adequately reinforced or a mixture of Portland cement, [asphalt] and sand similarly reinforced. Ceilings over such rooms shall be protected by  $\frac{5}{8}$ " unsanded gypsum plas-



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ter or  $\frac{7}{8}$ " of cement or sanded gypsum plaster on approved 3.0 lb. metal lath or other equivalent fire resisting ceiling protection. Ventilation, lighting and heating for these rooms shall comply with the requirements of these rules. Where additional fire fighting equipment is necessary such equipment shall be furnished in accordance with the direction of the Fire Commissioner. Floor drains leading to the house draining system or the public sewer shall not be permitted. [All] Dip tanks shall be provided with hinged metal covers held open by a fusible link, such covers to be equipped with an opening to permit automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct. *Where the work process, such as conveyorized operation, makes the use of a cover impractical, the dip tank and drain boards shall be protected by an adequate extinguishing system designed for manual and automatic operation satisfactory to the Fire Commissioner and such conveyor shall be interlocked with the extinguishing system so that in the event the extinguishing system is activated, the conveyor action shall be stopped.*

## 4.3 Drying Equipment.

- 4.3.1 Gas Fired Drying Ovens. Gas fired drying ovens shall be of a type as approved by the Board. Such ovens shall be constructed of metal and incombustible materials so designed as to preclude the direct application of flame to the materials in process. [The exhausts from both the heating compartments and the drying compartment shall be individually equipped with adequate fans and exhaust piping connected directly to the outer air]. *Ventilation shall be provided for each oven of sufficient capacity to maintain an oven vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used. All oven openings shall be maintained at a negative pressure relative to room pressure for inward flow. The controls for the safety exhaust and recirculating fans shall be [so] properly interlocked with the gas supply line so that when the gas is flowing the fans are in operation. A time delay relay shall be installed to provide a minimum of four oven volume changes with fresh air and in the case of an indirect fired type of oven simultaneous purging of the combustion chamber before the ignition system can be energized and gas flow started. [An extra switch shall be provided to permit the operation of the fans when the gas supply is off]. Each oven shall be equipped with [approved] gas burning equipment approved for such use and with electrical controls so arranged as to shut off the gas valve when ignition fails or the gas supply pressure drops to 2 inches of water.*

The use of a continuous gas pilot light is prohibited unless an automatic gas shut off valve is provided which will shut the gas off at the pilot light when the flame is extinguished or the supply of gas cut off. Electrical pilot ignition shall be of the con-

tinuous type or equal in performance, designed for use in high temperatures, with controls so interlocked as to shut off the gas supply when current is interrupted. An auxiliary manually operated gas shut off valve shall be located not nearer than 25 feet from the oven so as to control the gas supply in the event of an emergency. Such ovens shall be adequately insulated on all sides and top to limit the maximum surface temperature to  $140^{\circ}\text{F}$  and to  $160^{\circ}\text{F}$  on [including] the base, [which shall have the equivalent of a double thickness of such insulation] unless the floor is protected by a 3 inch mat of reinforced concrete placed over and bonded into the existing concrete floor and projecting not less than 6 inches outside the projected area of the equipment or unless an unenclosed clear air space not less than 4 inches above the concrete floor is maintained between the floor and the underside of the oven.

- 4.3.1.1 The burner section of gas fired drying ovens shall not be located nearer than 25 feet from spraying or dipping spaces *except when separated by fire proof construction, in which case the distance between burner section and spray or dip space shall be not less than 25 feet measured in the shortest line of travel.* [unless such oven is approved for use in explosive atmospheres].

## 4.3.2 Electric Infra-red Ray Drying Ovens.

- 4.3.2.1.1 In drying processed material involving the evaporation of considerable amounts of flammable solvents by infra-red lamps, such installations shall not be confined in small rooms unless such rooms are thoroughly ventilated by a power driven ventilation system of sufficient capacity to [provide 100 linear feet of air per minute] *maintain a vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used;* the controls of the ventilation system to be so interlocked with the Infra-Red Ray System that the latter cannot function unless the ventilating system is in operation. When equipped with duct ventilating system, the Infra-Red Ray Oven shall be adequately secured so as to prevent moving.

- 4.3.2.1.4 Lamp and resistance heater type drying units shall be separated from spraying and dipping processes complying with these rules by a distance of at least 15 feet or shall be installed in a separate fireproof room.

- 4.3.2.1.6 Where there are no conveyors and the material being processed is left stationary in the dryer there shall be an excessive temperature switch to shut off the lamps or resistance heaters to avoid overheating the material being processed if it is not removed from the dryer in time.

- 4.3.3 [The use of these processes shall be limited to metal or other incombustible material requiring paint processing]. *The temperature of the air contacting the processed material or of the material itself shall not be higher than that to which such material can be safely subjected.*

Adjourned: 10:35 A.M.

JOSEPH J. DOYLE, Chief Clerk



# MINUTES

## REGULAR MEETING

TUESDAY MORING, FEBRUARY 2, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, January 19, 1960 were approved as printed in the Bulletin of January 28, 1960, Vol. 45, No. 4.

### 191-29-BZ—Vol. II

APPLICANT—Ivan Pinsker for Gussie Furst, owner; Marks Petroleum Products Corp., lessee.

SUBJECT—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only.

PREMISES AFFECTED—1656-1664 St. Marks Avenue, southwest corner of Eastern Parkway, Block 1460, Lot 32, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: None.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 557-32-BZ—Vol. II

APPLICANT—Ervin Palmer for Jack Garfield, owner.

SUBJECT—Application reopened January 20, 1959, as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type.

PREMISES AFFECTED—208 East 12th Street, south side, 150 feet east of Third Avenue, Block 467, Lot 13, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Erwin Palmer.

For Opposiiton: Mrs. Geri Werner and Hyman Lehon.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; applicant to file layout indicating parking arrangement, objector to file copy of restrictive covenant; hearing closed.

### 1049-47-BZ—Vol. II

APPLICANT—Joseph Krendel for Pelran Realty Corp., owner.

SUBJECT—Application reopened April 7th, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story building occupying more than the permitted area and occupied by stores, restaurant, catering and club rooms on first and second floors.

PREMISES AFFECTED—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of Bronx.

#### APPEARANCES—

For Applicant: Joseph Krendel and Magnus Lipton.

For Opposition: S. Peter La Rosa, Mrs. C. M. Napolitano, Vera Imbrisciano and Ernest V. Richardson.

ACTION OF BOARD—Laid over to February 16, 1960 at 10 A.M., for inspection and decision; hearing closed.

### 316-58-BZ

APPLICANT—Aaron Halpern for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

#### APPEARANCES—

For Applicant: Aaron Halpern and Sarah Kligman.

For Opposition: None.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; applicant to report on Certificate of Occupancy; hearing closed.

### 317-58-A

APPLICANT—Aaron Halpern for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—Appeal from a decision of the Borough Superintendent, re change in use of frame building factory to warehouse, re live load, etc.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

#### APPEARANCES—

For Applicant: Aaron Halpern and Sarah Kligman.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; applicant to submit report as to diagonal sheathing and fire stops; hearing closed.

### 50-59-BZ

APPLICANT—Dominick Salvati and Son for Beachland Amusement Company, owner.

SUBJECT—Application January 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail district, the erection of an amusement center.

PREMISES AFFECTED—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond.

#### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 89-59-BZ

APPLICANT—Burke, Green & Groh for Nicholas Desciscio, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

PREMISES AFFECTED—235-33 147th Drive, north side, 147.49 feet west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

#### APPEARANCES—

For Applicant: Robert T. Groh and Nicholas Desciscio.

For Opposition: Charles F. Murphy and Arthur Miller.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 210-59-BZ

APPLICANT—Samuel Carr for Pericles Mellon, owner.

SUBJECT—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within two miles of a designated airport.

PREMISES AFFECTED—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.



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## APPEARANCES—

For Applicant: Samuel Carr.

For Opposition: None.

**ACTION OF BOARD**—Adjourned to tentative date of March 1, 1960, at 10 A. M. for decision at the request of applicant, to revise plans and obtain new decision; hearing previously closed.

## 419-59-BZ

**APPLICANT**—Dominick Salvati and Son for Michael Rizzo, owner.

**SUBJECT**—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in an E-1 area district, an open patio, now built, on an existing terrace both encroaching over the building line.

**PREMISES AFFECTED**—4703 Bay Parkway, north side, 38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

**ACTION OF BOARD**—Laid over for applicant to file revised plan and new decision of Borough Superintendent; new date of hearing to be set for publication.

## 462-59-BZ

**APPLICANT**—Morris and Florence Hagel, owners.

**SUBJECT**—Application July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to three family dwelling.

**PREMISES AFFECTED**—3359 Fenton Avenue, westside, 219.28 feet south of Boston Road, Block 4737, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: Florence Hagel.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 527-59-BZ

**APPLICANT**—Henry George Greene for Kliegl Realty Corporation, owner.

**SUBJECT**—Application August 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in a present building used for manufacturing, an area in excess of that permitted for manufacturing.

**PREMISES AFFECTED**—321-325 West 50th Street, north side, 252 feet 6 inches west of 8th Avenue, Block 1041, Lot 21, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. G. L. Molloy and Frank H. Bliss.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 539-59-BZ

**APPLICANT**—Haus and Bresin for Jacob and Albert Cohan, owners.

**SUBJECT**—Application August 20, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area and without the required rear yard.

**PREMISES AFFECTED**—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 24, 1960,

at 10 A. M. for decision at request of the applicant, to file revised plans; hearing previously closed.

## 588-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Antonette, Frank, Michael, and Jenny Giudice, owners.

**SUBJECT**—Application September 15, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

**PREMISES AFFECTED**—387-403 Lefferts Avenue and 506-512 New York Avenue, northwest corner, Block 1321, Lots 40, 41 and 44, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A. M. for decision; applicant to file revised plans; hearing previously closed.

## 602-59-BZ

**APPLICANT**—John F. Fitzsimons for Marin Realty Corporation, owner.

**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the construction of a six-story multiple dwelling for 48 families, to a height in excess of that permitted within two miles of a designated airport, La Guardia Field.

**PREMISES AFFECTED**—142-27 Barclay Avenue, north side, 204.26 feet west of Bowne Street, Block 5046, Lot 37, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: John F. Fitzsimons and Peter Perignano.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; architect to file report as to number of stories in structure; hearing closed.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson for Barnett Maller, owner.

**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson and Barnett Maller.

For Opposition: Evangel Botzaritch.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; applicant to file revised plans showing correct dimensions; hearing closed.

## 661-59-BZ

**APPLICANT**—Patrick D. Concagh for Edward and Milagros Abril Lamarque, owners.

**SUBJECT**—Application October 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of the existing four-story residential building, to offices on the first and second floors and the third and fourth floors as a duplex apartment.

**PREMISES AFFECTED**—233 East 35th Street, north side, 220.5 feet west of 2nd Avenue, Block 916, Lot 21, Borough of Manhattan.

## APPEARANCES—

For Applicant: P. D. Concagh, Milagros Abril Lamarque and Edward Abril Lamarque.

For Opposition: None.



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ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 708-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, minor auto repairs, storage room and store and parking and storage of motor vehicles.

PREMISES AFFECTED—7021 to 7031 Bay Parkway, 1401 to 1405 West 11th Street, southeast corner, and 9 to 19 Avenue O, Block 6574, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 719-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continue the present uses of gasoline service station, lubritorium, sale of auto accessories and extend the uses to include car washing, minor auto repairs and parking and storage of motor vehicles.

PREMISES AFFECTED—6501-6505 Bay Parkway and 2202-2212 65th Street, southeast corner, Block 6578, Lot 3, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 767-59-BZ

APPLICANT—Lama, Proskauer and Prober for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing and shipping, store and office, to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees and patrons cars for a stated term of twenty (20) years.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti and R. S. Hardy.

For Opposition: Michael Astone and Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; applicant to submit information as to meat processing; hearing closed.

## 768-59-A

APPLICANT—Lama, Proskauer and Prober, for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—13-15 Sumpter Street, north

side, 250 feet west of Patchen Avenue and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti; and R. S. Hardy.

ACTION OF BOARD—Laid over to February 16, 1960, at 10 A. M. for inspection and decision; in conjunction with Cal. No. 767-59-BZ; hearing closed.

## 203-57-BZ—Vol. II

APPLICANT—Victor E. Block for Inter County Associates, Incorporated, owner.

SUBJECT—Application reopened November 13, 1959 as Vol. II—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the erection of two, two story class C multiple dwellings for 29 families.

PREMISES AFFECTED—433-443 West 263rd Street, north side, 204.2 feet east of Riverdale Avenue, Block 3423, Lots 1612 and 1614, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: Harry J. Walters.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## 170-36-BZ

APPLICANT—Kathe Kessler, owner.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, to permit on a lot, partially in a business use district and partly in a residence use district, for a term of years, the occupancy of a portion of a plot of ground as an open air parking space for more than five (5) motor vehicles and also the conversion of occupancy of an existing structure on the plot of three 3-car garages.

PREMISES AFFECTED—25-13 35th Street, east side, 92.04 feet south of Astoria Boulevard, Block 633, Lots 30, 31 and 32, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Henry Kessler.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on February 9, 1937 as thereafter amended through January 28, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 28, 1960; and

WHEREAS, this application was reopened on January 5, 1960 and set for hearing on February 2, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on Alt. Applic. No. 1670-59, reads:

"1. The proposed extension of variance for the open parking of more than 5 motor vehicles and the continued use of 3-3 car garages on a lot partly in a business



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district and partly in a residence district is contrary to Art. 2, Sec. 3 and Sec. 15(a) of the Z.R. and to the resolution of the Board under Cal. #170-36-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1937, as amended through January 28, 1958, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of five years from the date of this *amended* resolution; that other than as amended herein the resolutions above cited shall be complied with in all respects and a certificate of occupancy shall be obtained."

## 522-48-BZ—Vol. II

APPLICANT—Aaron Halpern for Frank Primeggia, owner; Queens Petroleum Co., Inc., lessee.

SUBJECT—Application reopened March 31, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the premises from store and dwelling, to store, office, dwelling and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—170-02 to 170-08 93rd Avenue and 93-01 to 93-11 170th Street, southeast corner, Block 10219, Lots 1 and 118, Jamaica, Borough of Queens.

### APPEARANCES:

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1959 acting on Alt. Applic. No. 3075-58, reads:

"1. The proposed change in use of premises from storage, store and two family dwelling to storage, store, office and parking of more than 5 motor vehicles, in the open spaces, in a residence use district is contrary to Art. 2, Sec. 3 and Sec. 6 of the Z. R.

These premises have been the subject of a variance by the Board under Cal. #522-48-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and h, for a term of ten years, to permit in a residence use district, the change in use of the premises from store and dwelling, to store, office, dwelling and parking and storage of more than five motor vehicles of the pleasure-car type only, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 17th, 1959, 12 sheets, and January 19, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 3-50-BZ

APPLICANT—James E. McLarney & Son, Inc., owner.

SUBJECT—Application reopened January 5, 1960 for con-

sideration as to extension of term of variance, expires March 21, 1970—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a local retail use district, the change in occupancy from storage and boiler room in cellar, 1st floor stores and 2nd floor offices, to storage, boiler room, embalming room in cellar, funeral parlor and offices on 1st floor and funeral parlor on 2nd floor.

PREMISES AFFECTED—884-886 Lexington Avenue and 128 East 66th Street, southwest corner, Block 1400, Lot 58, Borough of Manhattan.

### APPEARANCES—

For Applicant: Denis P. Coleman and John C. Delaney.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, on March 21, 1950 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation March 21, 1970; and

WHEREAS, this application was reopened on January 5, 1960 and set for hearing on February 2, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1959 acting on Alt. Applic. No. 1882-49, reads:

"Proposed change of use from cellar—storage and boiler room, 1st floor—stores, 2nd floor—offices to cellar—storage, boiler room and embalming room; 1st floor—funeral parlors, offices; 2nd floor—funeral parlors in a 'Local Retail' district is contrary to Art. II Sect. 4-B and 4-C of the Zoning Resol."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1950, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of 20 years from the date of this *amended* resolution; that other than as amended herein the resolution above cited shall be complied with in all respects and a certificate of occupancy shall be obtained."

## 755-53-BZ

APPLICANT—Nathaniel C. Saxe for Ruby Goldenberg, owner.

SUBJECT—Application reopened January 5, 1960 for consideration as to extension of term of variance, expired April 17, 1958—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—31-15 Seagirt Avenue and 178 Beach 32nd Street, southeast corner, Block 300, Lot 1, Edgemere, Borough of Queens.

### APPEARANCES—

For Applicant: Nathaniel C. Saxe.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, on October 5, 1954, as thereafter amended



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through April 17, 1956, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation April 17, 1958; and

WHEREAS, this application was reopened on January 5, 1960 and set for hearing on February 2, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1959 acting on Alt. Applic. No. 1138-53, reads:

"1. Extension of variance for a term of 2 years is contrary to Board of Standards and Appeals Resolution Cal. 755-53-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 5, 1954, as amended through April 17, 1956, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of two years from the date of this *amended* resolution; that other than as amended herein the resolutions above cited shall be complied with in all respects and a certificate of occupancy shall be obtained."

## 397-54-BZ

APPLICANT—Patrick D. Concagh for 309 West 46th Street Corp., owner.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expired November 9, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the demolition of existing building and permitting the vacant plot to be used for the parking and storage of motor vehicles.

PREMISES AFFECTED—309-311 West 46th Street, north side, 145 feet west of 8th Avenue, Block 1037, Lots 125 and 26, Borough of Manhattan.

### APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative ..... 0

Absent: Commissioner Sleeper..... 1

### THE RESOLUTION—

WHEREAS, on November 9, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation November 9, 1959; and

WHEREAS, this application was reopened on January 5, 1960 and set for hearing on February 2, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on Alt. Applic. No. 781-54, reads:

"The time limit set by the Board of Standards and Appeals in its resolution, Cal. No. 397-54-BZ, has expired, as indicated by Certificate of Occupancy No. 43467. The application cannot be further extended without the approval of the Board."

*Resolved*, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on November 9, 1954, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"... granted for a term of five years from the date of this *amended* resolution; that other than as amended herein the resolution above cited shall be complied with in all respects and a certificate of occupancy shall be obtained."

## 709-55-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for LMT Realty Corporation, owner; Miles Shoe Store, lessee.

SUBJECT—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the reduction in size of a gasoline service station, previously granted by the Board and the maintenance of an easement driveway all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1978 to 2014 Rockaway Parkway and Seaview Avenue, northwest corner, Block 8299, Lots 59 and 68, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Louis Rosenberg.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960, for inspection and decision; hearing closed; applicant to file corrected drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on Alt. Applic. No. 2259-59, reads:

"1. The use of these premises now located in a restricted retail district was the subject of a conditional variance by B.S.A. under Cal. 709-55-BZ. The proposed reduction of the size of this plot as an easement for the retail store adjoining is contrary to term of conditional variance and to Art. II Sec. 413 of the Zoning Resolution."

and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on N.B. Applic. No. 2305-59, reads:

"1. A portion of this plot was the subject of a conditional variance in connection with the adjoining gasoline service station to the south. The use of this portion of the lot and the easement over the said gasoline service station to be used in conjunction with the retail store on these premises is contrary to the conditional variance granted under Cal. 709-55-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a temporary term of twenty years, to permit in a restricted retail use district, the reduction in size of a gasoline service station, previously granted by the Board, and the maintenance of an easement driveway, *on condition* that the work



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shall be done in accordance with drawings filed with this application dated, August 10, 1957, one sheet, December 18, 1959, one sheet, and January 27, 1960, one sheet revised; that a split sapling fence shall be built and attached to the present wire fence along the west boundary of this property between the easement area and the adjacent private houses; that there shall be a concrete curb six inches high separating the easement driveway from the part of the plot which is used for a gasoline service station; that, if the only change from the original resolution which the owner desires to make under Vol. II is to reduce the size of the gas station and not use the easement driveway, the conditions of this resolution as to the split sapling fence and the concrete curb shall be omitted; that if the split sapling fence is erected, the finished side shall face the adjacent property; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 224-57-BZ

APPLICANT—Haus and Bresin for Adele Wilson and Elsie Katz, owners.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of time to complete, expired July 8, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories and minor repairs with hand tools only, for a stated term of fifteen (15) years.

PREMISES AFFECTED—72-01 to 72-11 (72-05 official) Northern Boulevard and 32-59 to 32-69 72nd Street, northeast corner, Block 1168, Lots 42 and 46, Jackson Heights, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.  
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on July 8, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation July 8, 1959; and

WHEREAS, this application was reopened on January, 1960 and set for hearing on February 2, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 9, 1959 acting on N.B. Applic. No. 443-57, reads:

"1. Time to complete work under Cal. #224-57-BZ has expired. Refer back to the Board of Standards and Appeals for their re-determination. Expiration date was July 8, 1959."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted July 8, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended

resolution; and that a certificate of occupancy shall be obtained."

## 294-57-BZ

APPLICANT—Frank Negron, owner; Domingo Leon, lessee.

SUBJECT—Application reopened January 5, 1960, for consideration as to extension of term of variance, expires February 18, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing one story building from a three car garage to a motor vehicle repair shop for minor repairs with hand tools only.

PREMISES AFFECTED—842 East 150th Street and 574 Union Avenue, southeast corner, Block 2674, Lot 6, Borough of The Bronx.

### APPEARANCES—

For Applicant: Frank Negron and Joseph L. McLemore, Esq.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on February 18, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation February 18, 1960; and

WHEREAS, this application was reopened on January 5, 1960 and set for hearing on February 2, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959 acting on Alt. Applic. No. 243-57, reads:

"Proposed change of use of an existing N.F.P. 3 car garage to a motor vehicle repair shop located in a business use district is contrary to Art. II Sect. 4(a) of the Z.R. and Bd. S & A Cal. #294-57-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 18, 1958 only as to the term of the variance, so that as amended this portion of the resolution shall read:

"... granted for a term of two years from the date of this amended resolution; that other than as herein amended the resolution above cited shall be complied with in all respects and a certificate of occupancy shall be obtained."

## 217-59-BZ

APPLICANT—Charles A. Buckley, Jr., for Samuel J. Goldfine, owner.

SUBJECT—Application April 6, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car wash, auto repairs, office and sales, storage room and parking of motor vehicles.

PREMISES AFFECTED—123-23 Merrick Road, north side, 101 83 feet east of Sunbury Road, Block 12483, Lot 41, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Maurice J. Schulkind and Arnold A. Arbeit.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 6, 1959 acting on N.B. Applic. No. 377-59, reads:

"1. The proposed erection of a gasoline service station, lubritorium, car washing, repairs with hand tools only, sales area and the parking of cars awaiting service on a lot in a retail use district is contrary to Art. 2, Sec. 4-A of the Z.R.

2. A proposed ground sign in a retail use district is contrary to Art. 2, Sec. 4-A of the Z.R."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i, for a term of fifteen years, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, auto repairs with hand tools only, office and sales, storage room and parking of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, April 6, 1959, 5 sheets, and December 16, 1959, 3 sheets; that the accessory building shall be located at least ten feet from the rear lot line; that the pumps shall be located not nearer than fifteen feet from the building line; that a split sapling fence with steel posts shall be erected on top of the retaining wall along the rear lot line; that any retaining wall required due to difference in levels between this property and the adjacent properties shall be constructed and paid for by this owner; that the lights shall be arranged in the service station so that they will not shine into the adjacent houses; that the curb cuts shown shall be located not nearer than five feet from the east and west lot lines; that the lot shall be paved with clean cinders or gravel, treated with a binder, rolled to the proper grade and properly drained; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 316-59-BZ

APPLICANT—Herbert L. Brickman for Mary Diaz, owner.

SUBJECT—Application May 7, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail food store.

PREMISES AFFECTED—460 Quincy Avenue, southeast corner of Dewey Avenue, Block 5578, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Herbert L. Brickman.

For Opposition: Salvatore Cuoco.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert ..... 1

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 30, 1959 acting on N.B. Applic. No. 1025-58, reads:

"1. Proposed store in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21, for a term of twenty years, to permit in a residence use district, the erection of a two story and cellar building for use as a one family dwelling and retail store, *on condition* that the work shall be done in accordance with drawings filed with this application dated, May 7, 1959, 6 sheets, and December 18, 1959, one sheet; that the only sign on the building shall be located on the Dewey Avenue side and shall be limited to metal lettering attached to the brickwork; that the sign shall not exceed an area of 25 square feet and shall be non-illuminated; that there shall be no signs in the windows of the store; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 374-59-BZ

APPLICANT—Robert J. Crinnion for Bridgemont Associates, owner.

SUBJECT—Application May 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story masonry building on the westerly portion of the plot now occupied by a one story building on the easterly portion with a combined area coverage in excess of the permitted coverage.

PREMISES AFFECTED—2719 East Tremont Avenue, north side, 138.13 feet east of St. Raymond Avenue and 1435 Williamsbridge Road, south side, 100 feet east of St. Raymond Avenue, Block 4076, Lot 6, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 18, 1959 acting on N.B. Applic. No. 756-59, reads:

"1. Area coverage of an interior lot of over 60% in



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a "C" district is contrary to Art. IV Sect. 13-b of the Z.R." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a C area district, the erection of a one-story masonry building on the westerly portion of the plot, now occupied by a one-story building on the easterly portion, with a combined area coverage in excess of the permitted coverage, *on condition* that the work shall be done in accordance with drawings filed herewith dated May 26, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 434-59-BZ

APPLICANT—Henry Nordheim for James Petrillo, owner.  
SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1164-1168 Wheeler Avenue, east side, 100 feet south of Westchester Avenue, Block 3739, Lot 34, Borough of the Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 acting on Alt. Applic. No. 514-59, reads:

"1. Proposed use of parking and storage of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, June 30, 1959, 3 sheets; that the chain link fence at the northeast corner of the property shall be returned to the wall around the yard of the adjacent property; that the lot shall be paved with clean cinders or

gravel, treated with a binder, rolled to the proper grade and drained; that bumpers shall be located five feet from the side lot lines; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 480-59-BZ

APPLICANT—Carl H. Salminen for Laurence F. Collins and Thomas A. J. Collins, owners.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a building for the manufacturing of sheet metal products, offices, loading and unloading and parking of employees cars only.

PREMISES AFFECTED—111-15 44th Avenue, northside, 100 feet east of 111th Street, Block 2016, Lots 80, 81, 82, 83 and 84, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1959 acting on N.B. Applic. No. 2256-59, reads:

"1. Proposed erection of a factory, loading and unloading, storage and open parking for employees cars only in a Residence use district is contrary to Article II Section 3 of the Zoning Resolution.

2. Provide rear yard to conform with D area district as per Article IV Section 14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommends granting only as to Objection No. One; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 e, for a term of fifteen years, to permit in a residence use district, the erection and maintenance of a building for the manufacture of sheet metal products, offices, loading and unloading, and parking of employees' cars only, *on condition* that the work shall be done in accordance with drawings filed with this application dated, July 20, 1959, 5 sheets, with the exception that the regulations for D area district shall be complied with as to the rear yard; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 494-59-BZ

APPLICANT—Carl H. Salminen for Vincent Brancato, owner.

SUBJECT—Application July 22, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an existing one story masonry building and to erect a one story extension, to be used as office, hardware



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store, storage of fencing materials, loading and unloading, and parking and storage of three trucks on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—157-11 Linden Boulevard, and 148-44 158th Street, northwest corner, Block 12175, Lots 83, 86, 88 and 182, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 23, 1959 as amended by decision dated December 1, 1959 acting on Alt. Applic. No. 1004-59, reads:

"1. The proposed legalization of a one story masonry bldg. and the erection of a one story masonry extension in a Res. use district to be used as a hardware store, office, loading & unloading, and storage of fencing materials, and parking of 3 trucks in the open space is contrary to Art. II Sec. 3 Zone Res.

2. The proposed curb cut for the business use in a Res. use district is contrary to Art. II Sec. 3 Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of fifteen years, to permit in a residence use district, the present one story masonry building and to erect a one story extension to be used as office and hardware store, and to permit storage of fencing materials, loading and unloading, and parking and storage of three trucks accessory to the business on the unbuilt upon portion of the site, *on condition* that the work shall be done in accordance with drawings filed with this application dated, July 22, 1959, 9 sheets; that this resolution covers the use of Lots 86 and 88 and part of Lot 83; that the fence at the north side of the plot shall be made a split sapling fence on iron posts with the finished side facing north; that the split sapling fence shall be at right angles to 158th Street and shall start 48 feet from the north property line of Lot 182; that the sidewalks on Linden Boulevard and 158th Street shall be repaired or replaced to the satisfaction of the Borough President; that there shall be no signs on 158th Street; that the signs on Linden Boulevard shall be limited to an area of 50 square feet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 533-59-BZ

**APPLICANT**—Andrew Di Camillo for Vincent Savino, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a vestibule and open terrace within the required 15 foot setback.

struction of a vestibule and open terrace within the required 15 foot setback.

**PREMISES AFFECTED**—121 87th Street, northside, 155 feet 1/8 inch east of Colonial Road, Block 6042, Lot 69, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated August 11, 1959 acting on Alt. Applic. No. 2486-59, reads:

"1. Proposed extension is contrary to Article 4 Section 15A(c) of the Zoning Resolution, as it extends into the required setback."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an E-1 area district, the construction of a vestibule and open terrace within the required fifteen foot setback *on condition* that the work conform to drawings filed with this application dated August 13, 1959, seven sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

Adjourned: 12:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON FEBRUARY 2, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 569-38-SM

**APPLICANT**—Laclede Steel Company, owner.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:



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569-38-SM—Laclede Steel Company, St. Louis, Missouri, filed for approval of the Laclede "S" Series Steel Joists under the provisions of C26-519.0 Administrative Building Code. The application was withdrawn at the request of the applicant and later restored to the docket.

USE: The material is an open web steel joist used in construction.

DESCRIPTION: The joist is basically a Warren Truss, consists of angles for the upper and lower chord members and a round forming the web.

The properties of the joists are as follows:

| Joist | Web   | Top Chord      | Bottom Chord   | Moment in lbs. | End Reaction lbs. |
|-------|-------|----------------|----------------|----------------|-------------------|
| 8S2   | 7/16  | 1¼ x 1 x .085  | 1¼ x 1 x .085  | 52,000         | 1,900             |
| 10S2  | 29/64 | 1¼ x 1 x .085  | 1¼ x 1 x .085  | 65,000         | 1,900             |
| 10S3  | 29/64 | 1¼ x 1 x .112  | 1¼ x 1 x .085  | 83,000         | 2,000             |
| 10S4  | 1/2   | 1½ x 1 x .120  | 1¼ x 1 x .112  | 103,000        | 2,200             |
| 12S3  | 1/2   | 1¼ x 1 x .112  | 1¼ x 1 x .085  | 100,000        | 2,200             |
| 12S4  | 1/2   | 1½ x 1¼ x .120 | 1¼ x 1 x .112  | 125,000        | 2,300             |
| 12S5  | 33/64 | 1½ x 1¼ x .150 | 1½ x 1¼ x .110 | 149,000        | 2,500             |
| 12S6  | 35/64 | 1½ x 1¼ x .185 | 1½ x 1¼ x .140 | 182,000        | 2,800             |
| 14S4  | 9/16  | 1½ x 1¼ x .120 | 1¼ x 1 x .112  | 147,000        | 2,600             |
| 14S5  | 37/64 | 1½ x 1¼ x .150 | 1½ x 1¼ x .110 | 175,000        | 2,900             |
| 14S6  | 39/64 | 1½ x 1¼ x .185 | 1½ x 1¼ x .140 | 214,000        | 3,100             |
| 14S7  | 5/8   | 1½ x 1¼ x .230 | 1½ x 1¼ x .170 | 251,000        | 3,400             |
| 16S5  | 39/64 | 1½ x 1¼ x .150 | 1½ x 1¼ x .110 | 202,000        | 3,000             |
| 16S6  | 5/8   | 1½ x 1¼ x .185 | 1½ x 1¼ x .140 | 242,000        | 3,300             |
| 16S7  | 21/32 | 1½ x 1¼ x .230 | 1½ x 1¼ x .170 | 290,000        | 3,600             |
| 16S8  | 43/64 | 1½ x 1¼ x .275 | 1½ x 1¼ x .200 | 336,000        | 3,900             |
| 18S6  | 43/64 | 1½ x 1¼ x .185 | 1½ x 1¼ x .140 | 272,000        | 3,600             |
| 18S7  | 43/64 | 1½ x 1¼ x .230 | 1½ x 1¼ x .170 | 328,000        | 3,800             |
| 18S8  | 45/64 | 1½ x 1¼ x .275 | 1½ x 1¼ x .200 | 380,000        | 4,100             |
| 20S6  | 11/16 | 1½ x 1¼ x .185 | 1½ x 1¼ x .120 | 295,000        | 3,700             |
| 20S7  | 45/64 | 1½ x 1¼ x .230 | 1½ x 1¼ x .170 | 358,000        | 3,900             |
| 20S8  | 23/32 | 1½ x 1¼ x .275 | 1½ x 1¼ x .200 | 420,000        | 4,200             |

INSPECTION AND TESTS: Various tests were conducted on various size joists at the Engineering Laboratory of Washington University in accordance with the requirements of C26-519.0.d Administrative Building Code.

Flexure tests were conducted in accordance with the requirements of C26-519.0 Administrative Building Code to determine that the maximum deflection shall not be greater than 1/360 of the span for the total designed load as determined by test. In all cases the joists were tested to maximum span.

Results were as follows:

| Joist | Moment in lbs. | Theo. Deflection | Load Deflection |
|-------|----------------|------------------|-----------------|
| 8S2   | 52,500         | .543             | .450            |
| 12S4  | 125,000        | .791             | .592            |
| 20S7  | 358,000        | 1.325            | 1.070           |

The joists were also tested in shear to test the end reactions and the joists successfully met the tests.

Additional tests were conducted to determine compliance with C26-519.0.e and the joists successfully met the requirements of being able to sustain an 800 lb. concentrated load at one panel point and also the ability to transmit 500 lbs. from each joist to two adjoining joists.

RECOMMENDATION: On the basis of the tests and the data supplied by the applicant, the Committee on Test recommends the approval of the Laclede "S" Series Steel Joists in sizes listed herein as having met the requirements of C26-519.0.d and e for use in classes of construction as provided under C26-240, C26-241., C26-244 and C26-620.c.I.b., on condition that all welding performed shall be in accordance with the requirements of the Welding Rules of the Board, on condition that all requirements of C26-519.0 are complied with and further that if a suspended ceiling is used in conjunction with the joists the ceiling shall comply with the requirements of C26-461. and that all joists shall

be fastened and permanently bridged before construction or other loads are applied; that ceiling or floor openings not exceeding 4 feet in either direction at right angles to the joists may be framed by adequately proportioned header angles secured to framing joists by bolts or welds, provided the joists are designed to carry the concentrated loads and provided that each bundle of joists shall be identified as to dimensions and shall bear a label "Approved for use in New York City under Calendar Number 569-38-SM" and further that all plans submitted to the Department of Buildings showing the proposed use of these joists shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 501-54-SA

APPLICANT—American Standard Industrial Div., owner—change of ownership.

APPEARANCES—  
For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
501-54-SA—Amendment to resolution as to change of ownership.

American Standard Industrial Division requested by filing an affidavit that the resolution adopted February 23, 1955 under Calendar Number 501-54-SA be reopened and amended so as to show a change in corporate ownership. The Kewanee-Ross Corporation, Ross Heater Division, became a wholly-owned subsidiary of American Radiator and Standard Sanitary Corp. and this division was integrated into a division of American Radiator and Standard Sanitary Corp., now known as Industrial Division of American Radiator and Standard Sanitary Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 23, 1955 under Calendar Number 501-54-SA be reopened and amended so as to show a change of corporate name, namely, Industrial Division of American Radiator and Standard Sanitary Corp., but in all other respects the requirements of the resolution adopted February 23, 1955 under Calendar Number 501-54-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 589-54-SA

APPLICANT—American Standard Industrial Div., owner—change of ownership.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
589-54SA—Amendment to resolution as to change of ownership.

American Standard Industrial Division requested by filing an affidavit that the resolution adopted February 23, 1955 under Calendar Number 589-54-SA be reopened and amended so as to show a change in corporate ownership. The Kewanee-Ross Corporation, Ross Heater Division, became a wholly-owned subsidiary of American Radiator and Standard Sanitary Corp. and this division was integrated into a division of American Radiator and Standard Sanitary Corp., now known as Industrial Division of American Radiator and Standard Sanitary Corporation.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 23, 1955 under Calendar Number 589-54-SA be reopened and amended so as to show a change of corporate name, namely, Industrial Division of American Radiator and Standard Sanitary Corp., but in all other respects the requirements of the resolution adopted February 23, 1955 under Calendar Number 589-54-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 806-57-SA

APPLICANT—Blackstone Corp., owner—additional models of washing machine.

## APPEARANCES—

For Applicant: W. H. Knight.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
806-57-SA—Amendment to resolution as to additional models of washing machine.

Blackstone Corporation, Jamestown, New York, requested that the resolution adopted March 31, 1959 and amended November 17, 1959 be reopened and amended so as to include additional models of automatic washing machines.

USE: 9 lbs. clothes washing machines.

DESCRIPTION: The requested models are similar to the models approved November 17, 1959, having the same water inlet construction as those previously approved and the model designation is the only change.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 31, 1959 under Calendar Number 806-57-SA be reopened and amended so as to include the additional models of Blackstone Washing Machines, Models WAC-45, WAC-55, WAC-65, WAC-75 and WAC-75S, on condition that the requirements of the resolution adopted March 31, 1959 under Calendar Number 806-57-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 413-58-SM

APPLICANT—Mundet Cork Corporation, owner.

## APPEARANCES—

For Applicant: T. B. Fitzgerald and Edward E. Orlino.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
413-58-SM—Mundet Cork Corporation, North Bergen, New Jersey, filed July 8, 1958 for approval of Mundet Expanded Polystyrene Board and Mundet Expanded Polystyrene Pipe Covering for use in New York City under the provisions of C26-191.0 Administrative Building Code.

USE: Low temperature combustible insulation.

DESCRIPTION: Mundet Expanded Polystyrene Board and Mundet Expanded Polystyrene Pipe Covering is a white foamed plastic insulation in board form and is used for insulation at temperature range from 50°F below zero to 160°F. The Board is formed from beads of polystyrene which are expanded into light pellets each having an outer



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skin and a core of microscopic pores. In a secondary expansion operation, these pellets are confined in a mold and further expanded while at the same time the pellets are fused one to another and an essentially solid foam is produced as this process is conducted at a temperature where the entire mass is plastic.

**INSPECTION AND TEST:** The applicant has submitted test results conducted in accordance with the requirements of Military Specifications MIL-p-16591D and A.S.T.M. specifications and successfully met the requirements. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of Mundet Expanded Polystyrene Board and Mundet Expanded Polystyrene Pipe Covering for voluntary installation as a combustible insulation below 100°F under the provisions of C26-191.0 Administrative Building Code. The Committee further recommends the approval of this material as an insulating material which may be applied by means of an approved cold setting adhesive or mortar to the inside surface of an exterior masonry wall without applying the furring as set forth under C26-467.o.d and further that this material may be used as combustible insulation material as set forth under C26-619.0 and as a roof insulation as set forth under C26-680.2.2, on condition that the cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 413-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standard and Appeals does hereby *approve* this material in accordance with the above report.

## 512-58-SM

**APPLICANT**—Plasti-Foam Corporation, owner.  
**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.  
**THE VOTE**—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
512-58-SM—Plasti-Foam Corporation, Hoboken, New Jersey, filed August 28, 1958 for approval of Plasti-Foam LO-K Foam for use in New York City under the provisions of C26-191.0 Administrative Building Code.

**USE:** Low temperature combustible insulation.

**DESCRIPTION:** LO-K Foam is a white foamed plastic insulation in board form and is used for insulation at temperature range from 50°F below zero to 160°F. The board is formed from beads of polystyrene which are expanded into light pellets each having an outer skin and a core of microscopic pores. In a secondary expansion operation, these pellets are confined in a mold and further expanded while at the same time the pellets are fused one to another and an essentially solid foam is produced as this process is conducted at a temperature where the entire mass is plastic.

**INSPECTION AND TEST:** The applicant has submitted test results conducted in accordance with the requirements of Military Specifications MIL-p-16591D and A.S.T.M. specifications and successfully met the requirements. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of LO-K Foam for voluntary installa-

tion as a combustible insulation below 100°F under the provisions of C26-191.0 Administrative Building Code. The Committee further recommends the approval of this material as an insulating material which may be applied by means of an approved cold setting adhesive or mortar to the inside surface of an exterior masonry wall without applying the furring as set forth under C26-467.o.d and further that this material may be used as combustible insulation material as set forth under C26-619.0 and as a roof insulation as set forth under C26-680.2.2, on condition that the cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under 512-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 513-58-SM

**APPLICANT**—United Cork Companies, owner.  
**APPEARANCES**—

For Applicant: E. G. Kraus.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test, reads:  
513-58-SM—United Cork Companies, Kearny, New Jersey, filed August 28, 1958 for approval of Uni-Crest SE Beads moulded in the form of boards, b'locks, pipe covering and shapes, under the provisions of C26-191.0 Administrative Building Code.

**USE:** Low temperature combustible insulation.

**DESCRIPTION:** Uni-Crest SE Beads are a white foamed plastic insulation in board form and is used for insulation at temperature range from 50°F below zero to 160°F. The board is formed from beads of polystyrene which are expanded into light pellets each having an outer skin and a core of microscopic pores. In a secondary expansion operation, these pellets are confined in a mold and further expanded while at the same time the pellets are fused one to another and an essentially solid foam is produced as this process is conducted at a temperature where the entire mass is plastic.

**INSPECTION AND TEST:** The applicant has submitted test results conducted in accordance with the requirements of Military Specifications MIL-p-16591D and A.S.T.M. specifications and successfully met the requirements. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of Uni-Crest SE Beads for voluntary installation as a combustible insulation below 100°F under the provisions of C26-191.0 Administrative Building Code. The Committee further recommends the approval of this material as an insulating material which may be applied by means of an approved cold setting adhesive or mortar to the inside surface of an exterior masonry wall without applying the furring as set forth under C26-467.o.d and further that this material may be used as combustible insulation material as set forth under C26-619.0 and a roof insulation as set forth under C26-680.2.2, on condition that the cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of



# MINUTES

Standards and Appeals for use in New York City under Calendar Number 513-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 546-58-SM

APPLICANT—Dyfoam Corp., owner-manufacturer, Nils O. Ohlson, agent.

### APPEARANCES—

For Applicant: Niles O. Ohlson.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test, reads:  
546-58-SM—Dyfoam Corporation, New Castle, Pa., filed September 19, 1958 for approval of Dyfoam for use in New York City under the provisions of C26-191.0 Administrative Building Code.

USE: Low temperature combustible insulation.

DESCRIPTION: Dyfoam is a white foamed plastic insulation in board form and is used for insulation at temperature range from 50°F below zero to 160°F. The board is formed from beads of polystyrene which are expanded into light pellets each having an outer skin and a core of microscopic pores. In a secondary expansion operation, these pellets are confined in a mold and further expanded while at the same time the pellets are fused one to another and an essentially solid foam is produced as this process is conducted at a temperature where the entire mass is plastic.

INSPECTION AND TEST: The applicant has submitted test results conducted in accordance with the requirements of Military Specifications MIL-p-16591D and A.S.T.M. specifications and successfully met the requirements. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of Dyfoam for voluntary installation as a combustible insulation below 100°F under the provisions of C26-191.0 Administrative Building Code. The Committee further recommends the approval of this material as an insulating material which may be applied by means of an approved cold setting adhesive or mortar to the inside surface of an exterior masonry wall without applying the furring as set forth under C26-467.o.d and further that this material may be used as combustible insulation material as set forth under C26-619.0 and as a roof insulation as set forth under C26-680.2.2, on condition that the cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 546-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 72-59-SM

APPLICANT—Armstrong Cork Co., owner—additional form of construction.

### APPEARANCES—

For Applicant: M. A. Gensler.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert  
and Commissioner Becker ..... 3  
Negative: ..... 0  
Not Voting: Commissioner Fox ..... 1  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
72-59-SM—Amendment to resolution as to additional form of construction.

Armstrong Cork Company, New York, requested that the resolution adopted June 2, 1959 and amended October 14, 1959 under Calendar Number 72-59-SM be reopened and amended so as to include an additional form of construction.

USE: The material is to be used as a one hour fire resistive ceiling and floor construction.

DESCRIPTION: The material is a mineral wool acoustical tile, 5/8 inches in thickness used in conjunction with wood joists, and wood floor to afford a one hour fire resistive floor and ceiling.

INSPECTION AND TEST: The construction was successfully tested at the Underwriters' Laboratory under the provisions of C26-599.0 Administrative Building Code.

The wood joists were spaced 16" on centers and bridged by cross bridging of 1" x 3" pine. A subflooring of 1" x 6" T & G was then laid on top of the joists. On top of the subflooring, building paper and finally 1" x 4" T & G finish floor were then laid on top of the subflooring.

On the ceiling side, nailing clips were nailed to every third joist; 12" on center and the Zee runners were then attached to the nailing clips and so positioned that the runner bore against the underside of the joists. The 5/8" tile is then installed by inserting the flange of the ZEE runner into the kerf of the tile; the tiles are supported by the tongue and groove design and the Zee runner.

The system during the fire test was loaded to 70 lbs. per sq. ft. during the fire test. The test was discontinued at 1 hour 2 minutes at which time the average surface temperature was 140° which was well below the limit of 331° and the deflection was 3". The complete report of the Underwriters' Laboratory R-4177-4 is on file with and is part of the record.

RECOMMENDATION: On the basis of the test, the Committee on Test recommends that the resolution adopted June 2, 1959 and amended October 14, 1959 under Calendar Number 72-59-SM be reopened and amended so as to include the additional form of construction as herein described for use in New York City as a one hour fire resistive floor and ceiling construction, on condition that the requirements of the resolution adopted June 2, 1959 under Calendar Number 72-59-SM are complied with

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 321-59-SA

APPLICANT—ADT Company, Inc., owner.

### APPEARANCES—

For Applicant: Arthur E. Wieboldt.



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ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
321-59-SA—ADT Company, Inc., New York, N. Y. filed May 8, 1959 for approval of their Smoke Detection System, Model B-3501 under the provisions of C26-661.0, C26-664.1 and C26-259.0 of the Administrative Building Code.

USE: A smoke detector for ventilation ducts.

DESCRIPTION: The B-3501 Smoke Detection System includes an adjustable smoke detector of the projected beam type in which interruption of the light beam by smoke can be made to sound an alarm and/or shut down blower fans used in ventilating or air conditioning systems.

The B-3501 system consists mainly of a means for projecting a light beam across the monitor duct space to a receiver unit which converts the light received into an electric current. A decrease in this current caused by a reduction in the light received unbalances a bridge type circuit on the control panel which can be made to start an alarm or stop ventilating fans. This system will also transmit a trouble signal in the event of power failure or protracted line voltage dip, breakdown of a major component or an open circuit in the connection wiring. This system is used with an externally installed constant voltage transformer.

INSPECTION AND TEST: The device was inspected and tested at 155 Sixth Avenue, by Asst. Engr. G. F. Sklenarik. It was noted that the smoke detection could be adjusted so as not to function unless smoke concentration exceeds 4%.

The B-3501 detector and system components were tested and approved by Underwriters Laboratories.

RECOMMENDATION: The Committee recommends the approval of the ADT Smoke Detection System, Model B-3501 for use in New York City in accordance with this report and the requirements of C26-259.0, C26-661.0 and C26-664.1 Administrative Building Code provided that each such detector device shall be connected to approved closed circuit smoke alarm gongs, indicators and fan shut down devices and further that each such device shall bear a label, permanently attached reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 321-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 817-59-SA

APPLICANT—George D. Roper Corporation, owner;  
Sears, Roebuck and Company, agent.

## APPEARANCES—

For Applicant: P. W. Petrosky.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker..... 4  
Negative ..... 0  
Absent: Commissioner Sleeper..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

817-59-SA—George D. Roper, Kankakee, Illinois, filed December 7, 1959 for approval of Kenmore Combination Cooking and Heating Gas Range, Models 639510, 642510, 649510 and 659510 for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Domestic type combination cooking and heating gas range.

DESCRIPTION: The Kenmore Combination Cooking and Heating Gas Range, Models 639510, 642510, 649510, 659510 and 668510; the basic model are 36 inch ranges with wide divided top cooking stove equipped with a kitchen heater having an input rating of 30,000 BTU or 36,000 BTU with optional backguards. The heater has an all steel heat exchanger with heat resistant porcelain enamel finish, and a cast iron blue flame burner. The kitchen heater is controlled by approved safety controls for natural, manufactured, mixed and liquid petroleum gases.

The Models 639510 and 649510 are identical to Model 668510, the basic model, except for the following:

The Model 639510 is:

1. Equipped with backguard as follows:
  - a. Less all electrical components
  - b. Less trim along top of backguard, and
  - c. Less shield on rear of backguard
2. Use black porcelain aeration pans.
3. Add semi-automatic oven ignition using a Robertshaw No. TS-15B automatic pilot valve.
4. Equipped with same room heater section as for no. 648500 having a maximum input rating of 30,000 BTU per hour.

The Model 649510 is:

1. Less vent trim under backguard.
2. Add semi-automatic oven ignition using a Robertshaw No. TS-15B automatic pilot valve.
3. Add rectangular glass window to oven door.
4. Room heater section same as Model 668510 having a maximum input rating of 35,000 BTU per hour.
5. Use narrow drop door type broiler. Same as for Model 638500.

The Model 659510 is:

1. Less vent trim below backguard.
2. Add semi-automatic oven ignition.
3. Add rectangular glass window to oven door.
4. Right front top burner thermostatically controlled using a Robertshaw No. FA-6 thermostat in conjunction with a forged aluminum burner head.
5. Add black background aluminum trim at front of main top.

The Model 642510 similar to the Model 639510 except for the following constructions.

1. Use same backguard as Model 649510, except remove oven light switch.
2. Use white porcelain aeration pans.
3. Equipped with same room heater section as for Model 658500 having a maximum input rating of 36,000 BTU per hour.
4. Use "Vee" design gas valve knobs.
5. Right front top burner thermostatically controlled using a Robertshaw No. FA-6 thermostat in conjunction with a forged aluminum burner head.

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect T. W. Farricker. The appliances have been approved by the American Gas Association. The report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Kenmore Combination Cooking and Heating Gas Range, Models 639510, 642510, 649510 and 659510 for use in New York City under the provisions of Article 12, Administrative Building Code, including a flue connection and that the Kenmore Combination Cooking and Heating Gas Ranges may be installed with the approved minimum clearances in inches from combustible construction in accordance with the requirements of the American Gas Association as states on the tags affixed to the units.

In all cases however, adequate ventilation shall be provided for and clearance shall be sufficient to allow for



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proper servicing. These heaters shall not be installed in garages or places of explosive atmosphere and each range shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 817-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 534-18-A—Vol. II

APPLICANT—Irving Kudroff for Fourems Incorporated, owner.

SUBJECT—Application reopened October 20, 1959, as Volume II—Appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—78 Fifth Avenue, west side, 73 feet 1½ inches south of West 14th Street, Block 577, Lot 41, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1959 on Alt. Applic, 887/57, reads:

"1—Second means of egress fails to comply with #271 and #268 Labor Law."

and

WHEREAS, the applicant states that the building is 30 feet 1½ inches by 107 feet in area, 10 stories, 142 feet 8½ inches high, of class 1 construction, located in business and retail use, B area, class 2 height district, built in 1896, now used and occupied as follows: cellar—boiler room and storage; 1st floor—store, 3 persons; 2nd and 3rd floors—tabulating inquiries mail, 15 persons on 2nd floor and 12 persons on 3rd floor; 4th floor—manufacturing sportswear, 15 persons; 5th floor—manufacturing leather wallets, 4 persons; 6th floor—manufacturing canvas garment bags, 18 persons; 7th floor—vacant; 8th floor—manufacturing cosmetics, 4 persons; 9th floor—manufacturing artificial flowers, 14 persons; 10th floor—commercial photographer, 3 persons; that the exits consist of an interior 39 inch wide steel stair in masonry enclosure with fireproof self-closing doors from roof bulkhead to street; that the second egress is through the front exterior stair with 7¾ inch to 8 inch riser and 10 inch tread and counterbalanced stair to street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 887-57, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 331-59-A

APPLICANT—Dominick Salvati and Son, for Cotillion Terrace Incorporated, owner.

SUBJECT—Application May 15, 1959—Appeal from a decision of the Borough Superintendent re—Marquee.

PREMISES AFFECTED—7307 to 7321 18th Avenue,

northeast corner of 74th Street, Block 6205, Lot 1 Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1959 on B.N. Applic. 472/59, reads:

"1. Marquee on an existing bldg, used for catering—dance hall & stores has to be removed according to Local Law 69/1956."

and

WHEREAS, the applicant states that the building is 137 feet 6 inches by 88 feet in area, 2 stories, of class 1 construction, located in business use, C area, class 1 height district, built in 1925, now used and occupied; cellar—boiler room; 1st floor—catering establishment, dance hall and stores, 1,200 persons; 2nd floor—bridal & coat check and tuxedo rental store, 8 persons; that the marquee is 23 feet 6 inches by 13 feet 8 inches in area, 11 feet 10 inches above the sidewalk, 4 inches deep (or high) and projects to within 4 feet 4 inches from the curb; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated May 14, 1959, acting on BN App. 472-59, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated May 15, 1959, four sheets; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy be obtained.

## 334-59-A

APPLICANT—Dominick Salvati and Son, for Hollywood Terrace, incorporated, owner.

SUBJECT—Application May 15, 1959—Appeal from a decision of the Borough Superintendent, re—Marquee.

PREMISES AFFECTED—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6247, Lot 60, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1959 on B. N. Applic. 1384/58, reads:

"1. Marquee on an existing bldg. used for dance hall & catering has to be removed according to Local Law 69-1956."

and

WHEREAS, the applicant states that the building is 100 feet by 143 feet irregular in area, 1 story and mezzanine, 30 feet 4 inches high, of class 3 construction, located in business use, C area, class 1½ height district, built in 1925, now used and occupied; cellar—ordinary; 1st floor—catering establishment with dance space, dance hall; mezzanine—projection booth; and

WHEREAS, the applicant states that the marquee is 35 feet 6 inches wide, 13 feet 6 inches deep, 12 feet 4 inches



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above the curb level, construction of incombustible material; was erected with new building in 1921; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated May 14, 1959, acting on NB App. 1384-58, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated May 18, 1959, four sheets; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 345-59-A

APPLICANT—Dominick Salvati and Son for Charles T. Stanback, owner.

SUBJECT—Application May 21, 1959—Appeal from a decision of the Borough Superintendent, re—Frame building, Public use.

PREMISES AFFECTED—273 Tompkins Avenue, east side, 75 feet north of Lexington Avenue, Block 1800, Lot 4, 1st floor, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 15, 1959 on Alt. Applic. 609/59, reads:

"1. Proposed public building in a frame building is contrary to Art. 5, Section 4.2.1. B.C."

and

WHEREAS, the applicant states that the building is 22 feet by 69 feet 6 inches in area, 3 stories, 30 feet high, of class 4 construction, located in local retail use, C area, class 1¼ height district, built prior to 1916; that a current Certificate of Occupancy 133524 issued against Alt. Applic. 99452 gives use and occupancy; cellar—boiler room and ordinary storage; 1st floor—light manufacturing (cutting, shipping and packing infants wear), 4 persons; 2nd floor—1 family; 3rd floor—1 family; that in 1957 the present owner established a church on the 1st floor of this building; that it is proposed to improve the exits by providing a 3 feet by 7 feet door near the rear of the church space; that the cellar, 1st floor ceiling, and 1st floor stair enclosure will be of 1 hour construction; that exterior walls are brick filled and covered with asbestos shingles; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 609-59, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 535-59-A

APPLICANT—Thomas V. Burke, Borough Superintendent.

OWNER OF PREMISES—Miltrose Corp.

SUBJECT—Application August 4, 1959—Revocation of Certificate of Occupancy 50688-59 dated May 28, 1959.

PREMISES AFFECTED—222-226 East 121st Street, south side, 207 feet and 6 inches east of 3rd Avenue, Block 1785, Lot 39, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Ryan, Bldg. Dept.

For Owner: None.

ACTION OF BOARD—Appeal granted—Certificate of Occupancy No. 50668.59 revoked.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, requesting revocation of Certificate of Occupancy 50688-59, reads:

"A certificate of occupancy No. 50688 was issued in error by this department on May 28, 1959 for the premises located at 222-226 East 121st Street, Manhattan."

and

WHEREAS, the applicant states that the lot 67 feet 6 inches by 100 feet 11 inches in area, located in business use, B area, class 1½ height district; that the lot is improved with a building 17 feet 6 inches by 48 feet in area, 4 stories, 45 feet high, occupied as an old law tenement; and

WHEREAS, the applicant states that Certificate of Occupancy 50688 was issued on May 28, 1959 against Alt. Applic. 1170-58 for parking and storage of more than 5 motor vehicles and a temporary one story frame shelter; that this certificate of occupancy was issued in error; that a portion of lot 39 is occupied by a Multiple Dwelling; that the approval is therefore contrary to Sections 10, 17 and 12B (b) of the Zoning Resolution, as the yard, courts and open spaces of the Multiple Dwelling have been eliminated; that in addition, public parking is not permitted on the same lot as a Multiple Dwelling under Section 60 of the Multiple Dwelling Law; and that a lot occupied by a Multiple Dwelling may not be reapportioned unless a yard conforming to Section 27 of the Multiple Dwelling Law is provided; that it is requested that the certificate of occupancy be revoked by the Board in conformance with the provisions of Section 646 of the New York City Charter.

*Resolved*, that the application of the Borough Superintendent, filed August 4, 1959, requesting revocation of Certificate of Occupancy No. 50688-59, be and it hereby is *granted* and that Certificate of occupancy No. 50688-59 be and it hereby is *revoked*.

## 744-59-A

APPLICANT—Ruth Romanow, owner.

SUBJECT—Application November 13, 1959—Appeal from a decision of the Borough Superintendent, re—alteration to existing Multiple Dwelling—to legalize rearrangement of apartments.

PREMISES AFFECTED—245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21¾, Borough of Manhattan.

APPEARANCES—

For Applicant: Harold Romanow.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1959 on Alt. Applic. 441-54, reads:

"This amend't disapproved as follows:"

"A5—New specification sheet filed shows one apartment per floor on the upper stories instead of two apartments as previously approved (11/10/54) in conjunction with an affidavit filed by the previous owner



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of record who stated he owned the building for the last thirty years and that there always was two apartments on a floor.

A7—The records of this Dept. (Alteration Application 909-1939 amended plan of 10-11-1949 shows the legal occupancy to be as follows:

- 1st story—one apartment and one store.
- 2nd story—one apartment
- 3rd story—two apartments
- 4th story—two apartments

therefore the existing legal use shown in the application before the proposed change is not in accordance with the records of this Dept."

and

WHEREAS, the applicant states that the building is 20 feet by 50 feet in area, 4 stories, of class 3 construction, located in business use, B area, class 1½ height district, built prior to 1901, now used and occupied: 1st floor—1 store, vacant; 2nd floor—1 apartment, owner; 3rd floor—1 apartment, vacant; 4th floor—1 apartment, vacant; and

WHEREAS, the applicant states that the exits consist of an interior stair and two fire escapes, one on the front, the second on the rear of that building; that "I" cards of the Building Department indicate these exits; that the "I" Card for year 1902 indicate apartment per floor 1,1,2,1(1); that the 1910 card indicates apartment per floor, 1,1,2,2(1); that the Building Department contends that the "Legal" occupancy as required to be indicated in the "Existing Legal Use" column of their "Alteration Building Form" is: 1st story—1 apartment and 1 store; 2nd story—1 apartment; 3rd story—2 apartments; 4th story—2 apartments; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the appeal should not be granted; and

WHEREAS, after consideration of the committee's recommendation and examination of the records and plans which have been presented, the Board found no justification for reversal of the decision of the Borough Superintendent.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 441-54, Objection No. A5 and A7 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 324-51-A

APPLICANT—Legrand Chemical Corporation, lessee, for Bush Terminal Company, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from an order of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—101-111 (103 displayed) 50th Street, northeast corner of 1st Avenue, Block 780, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Victor P. Nacht.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 7, 1951 on certain conditions; and

WHEREAS, the term of variance was last extended on February 4, 1958; and

WHEREAS, the applicant requested a further extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 7, 1951, as *amended* through February 4, 1958, only as to the term

of the variance, so that as *amended* this portion of the resolution shall read:

"granted for a term of two (2) years from the date of this amended resolution, *on condition* that other than as herein amended the resolutions above cited shall be complied with in all respects."

## 87-58-A

APPLICANT—Colasono & Petrides, for The Greek Orthodox Church of Flushing, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 29, 1959—re Appeal from a decision of the Borough Superintendent—re Class 4 construction, change from residence use to School.

PREMISES AFFECTED—42-67 147th Street, southeast corner of Beech Avenue, Block 5379, Lots 4, 6 and 7, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Matthew Compito.

ACTION OF BOARD—Appeal reopened and term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 29, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of the term of variance.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 29, 1958, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"granted for a term of one (1) year from the date of this *amended* resolution, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 147/58)

## 422-59-A

APPLICANT—Leonard F. Rothkrug, for Halsam Real Estate Corp., owner; Contempo Dinettes, lessee.

SUBJECT—Application June 5, 1959—Appeal from a decision of the Borough Superintendent—re exists.

PREMISES AFFECTED—228-230 Putnam Avenue, southside, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 529-58-A

APPLICANT—Leonard F. Rothkrug, for Janson Properties, Inc., owner; Plywood Finishing Corp., lessee.

SUBJECT—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

PREMISES AFFECTED—121-133 Sutton Street, west side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Robert W. Jeffery.

For Administration: Lieut. John P. Manfredi, Fire Dept.



# MINUTES

ACTION OF BOARD—Laid over to February 24, 1960, at 2 P. M. for inspection and decision; Fostoria to file application for amendment of resolution of the Board under Cal. No. 331-45-SA; hearing closed.

## 482-59-A

APPLICANT—Aron Manor Nursing Home, Aron Maged, owner.

SUBJECT—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re Sprinkler system.

PREMISES AFFECTED—42-44 West 74th Street, south side, 225 feet East of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

APPEARANCES—

For Applicant: Carl Golden.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 16, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 586-59-A

APPLICANT—University Nursing Home, lessee, for 2505 Grand Avenue Corporation, owner.

SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of West 190th Street, Block 3214, Lot 60, Borough of The Bronx.

APPEARANCES—

For Applicant: Richard H. Feinsinger.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 9, 1960, at 2 P.M. at the request of the applicant, representative of the Fire Commissioner concurring.

## 620-59-A

APPLICANT—Bolnick and Chambers for Leonard Realty Company, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re Elevator in readiness.

PREMISES AFFECTED—580-582 Broadway, east side, 126 feet north of Prince Street and 112-114 Crosby Street, Block 611, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 16, 1960, at 2 P.M. for inspection and decision; applicant to file letter from ADT; hearing closed.

## 621-59-A

APPLICANT—Bolnick and Chambers for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—584-586 Broadway, east side, 177 feet north of Prince Street, and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 16, 1960, at 2 P.M. for inspection and decision; applicant to file letter from ADT; hearing closed.

## 622-59-A

APPLICANT—Bolnick and Chambers for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from a decision of the Fire Commissioner—re elevator.

PREMISES AFFECTED—588-590 Broadway, east side, 228 feet north of Prince Street, and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 16, 1960, at 2 P.M. for inspection and decision; applicant to file letter from ADT; hearing closed.

## 205-29-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Vacuum Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 13, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting partly in a business and partly in a residence use district, the extension of an existing gasoline service station for a term of years.

PREMISES AFFECTED—157-30 Willets Point Boulevard, southeast corner of Cross Island Boulevard, Block 619, Lots 15 and 18, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Howard Kronland.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on May 17, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on January 13, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1929, as *amended* through January 13, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 11072/36)

## 268-49-BZ

APPLICANT—Burke, Green & Groh, for Langdale Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 12, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21 and 7h of the Zoning Resolution, permitting in a residence and local retail use, D area district, the erection of more than one building on a lot, without the required rear yard and the parking of more than five motor vehicles upon the un-built portions of the plot.

PREMISES AFFECTED—81-05 to 81-25 268th Street, 81-02 to 81-12 Langdale Street, 269-06 to 269-12 81st Avenue, 268-02 to 268-24 81st Avenue, southwest corner, 81-14 to 81-100 Langdale Street, southwest corner of 81st Avenue, 81-33 to 81-55 268th Street, 268-03 to 268-43 82nd Avenue (Block 8743, Lot 102); 270-01 to 270-07 82nd Avenue, 81-55 to 81-69 Langdale Street, southeast corner, 81-21 to 81-51 Langdale Street, southeast corner 81st Avenue, 81-03 to 81-19 Langdale Street, 270-02 to 270-08 81st Avenue, southeast corner (Block 87-45, Lot 7); 82-04 to 82-14 Langdale Street, 268-06 to 268-28 82nd Avenue, northwest corner, 82-18 to 82-56 Langdale Street, northwest corner of 83rd Avenue, 82-58 to 82-74 Langdale



# MINUTES

Street, 268-01 to 268-17 83rd Avenue, northwest corner, 82-05 to 82-77 268th Street, northwest corner 83rd Avenue and Langdale Street (Block 8762, Lot 1); 270-01 to 270-07 83rd Avenue, 82-61 to 82-75 Langdale Street, northeast corner, 82-01 to 82-59 Langdale Street, northeast corner 83rd Avenue (Block 8764, Lot 1), Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1949 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on October 10, 1950; and

WHEREAS, the applicant requested an amendment of the resolution relating to the term of variance.

*Resolved*, that the Board of Standards and Appeals does here *amend* the resolution adopted on July 12, 1949, as *amended* through October 10, 1950, only as to the term of the variance, so that as *amended* this portion of the resolution shall read:

"in view of changed conditions and changes in the Multiple Dwelling Law and the Zoning Resolution, the variance is to be continued permanently . . .; that other than as herein *amended* the resolutions above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained." (N. B. 1051/49)

## 604-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo for Anna Pilliteri, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, and office on which is located an automatic auto laundry.

PREMISES AFFECTED—5001-5027 Kings Highway and 5002-5018 Glenwood Road, northeast corner, Block 7734, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Sellitto.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna De Martini Ginnolo, Elenor De Martini Ingrati, Mario Di Martini and Vincent De Martini, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 7f of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, sales room, stock room, lubritorium, car washing and office for a term of 10 years (previously denied by the Board, Vol. I under section 21 of the Zoning Resolution).

PREMISES AFFECTED—45-01 to 45-19 Bell Boulevard (45-05 official) east side from Northern Boulevard and

45th Road, Block 7333, Lots 201, 212, 213 and 243, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 619-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Morben Properties, Inc., owner; Socony Mobil Oil Company, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use districts for a term of 10 years, the alteration of a gasoline service station.

PREMISES AFFECTED—148-14 to 148-26 111th Avenue, southwest corner of Sutphin Boulevard, Block 2745, Lot 26, part of, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Howard R. Kronland.

ACTION OF BOARD—Application reopened and set for hearing on March 1, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, two publications in the Bulletin as notice and a statement from the applicant as to whether there has been any significant change in the neighborhood since the variance was first granted.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 540-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for Marbridge Realty Company, owner; Long Island Tinsmith Supply Corporation, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7c and 7A of the Zoning Resolution, to permit in a residence and business use district the erection and maintenance of a business building, with curb cut nearer to residence use district than is permitted.

PREMISES AFFECTED—87-11 111th Street, east side, 99.60 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 192-56-BZ—Vol. II

APPLICANT—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corp., owners; General Outdoor Advertising Co., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7f, 7h, 7i and 7A of the Zoning Resolution, per-



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mitting in a retail and residence use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 702-52-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired October 7, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7A and 21 of the Zoning Resolution, permitting in a retail and residence use C area district, a one story extension to the present one story retail market, the proposed extension will occupy more than the permitted area and enlarge the existing market and provide three new stores, with a new curb cut and show windows within 75 feet of the residence use district.

**PREMISES AFFECTED**—66-42 to 66-54 Fresh Pond Road and 60-76 to 60-86 Woodbine Street, southwest corner, Block 3529, Lots 66 and 73, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Request to reopen for extension of time withdrawn at the request of the applicant, in view of Certificate of Occupancy No. 132702 having been issued on December 29, 1959.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## 870-55-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Joseph Stumer, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7, subdivisions c, f, 7i and 7e of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of an auto showroom, gasoline service station, lubritorium, car wash, minor auto repairs, hand tools only, office and sales, storage room, parking and storage of motor vehicles.

**PREMISES AFFECTED**—5402-5412 Church Avenue and 261-271 East 54th Street, southeast corner, Block 4702, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Howard R. Kronland and Joseph B. Lynch.

**ACTION OF BOARD**—Request to reopen for amendment withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

Adjourned: 3:00 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \* CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on December 22, 1959, as they appeared in Bulletin No. 52, Vol. 44, hereby corrected to read as follows:

## 865-55-BZ

**APPLICANT**—Lama Proskauer and Prober for Nat Patterson and Herbert H. Pesig, owners.

**SUBJECT**—Application reopened November 24, 1959 for consideration as to extension of the term of variance—decision of the Borough Superintendent, previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office sales, storage, parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-15 Rockaway Boulevard and 101-12 to 101-28 90th Street, northwest corner, Block 9093, Lot 13, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Resolution amended, term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 11, 1956 on certain conditions; and

WHEREAS, by letter received October 29, 1959, the applicant requested reopening of this application, extension of time to obtain permits and complete the work, and extension of the term of variance; and

WHEREAS, on November 24, 1959, the time within which to obtain permits and complete the work was extended under the provisions of Section 22A of the Zoning Resolution; and this application was reopened and set for hearing on December 22, 1959, at 10 A.M. to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which had been filed, and two publications in the Bulletin as notice; and

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin, at which hearing the applicant amended his request to include an amendment of the resolution; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 acting on N.B. Applic. No. 4435-55, reads:

"1. Since time to complete work expires Dec. 2, 1959 under Sect. 22-A of the Zoning Resolution, any additional time to complete is therefore referred back to the Board of Standards and Appeals under Cal. #865-55-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 11, 1956, as amended through November 24, 1959, as follows:

"that the owner may be permitted to use face brick instead of porcelain enamel on the exterior of the building; and

"that the term of variance shall be extended for a term of twenty years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

\*Correction: Reference to the time within which to obtain permits and complete the work corrected to the term of the variance.



# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

#### 5.1 SAMPLING FOR TEST SPECIMENS —

Samples of each variety of material and for every kind

of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 7

### DIRECTORY

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### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Com-  
missioners, Director or the Engineers, pertaining to the  
work of the board, will be seen only between the hours of  
ten in the morning and one in the afternoon—Saturdays ex-  
cepted.

UNIVERSITY OF ILLINOIS

MAR 10 1960

LIBRARY

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,  
Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applica-  
tions for zoning variances will be published twice: first  
publication, listing new cases set for hearing, in the Bulletin  
available to the public at least 14 days before the date of  
hearing; second publication, in the last Bulletin available  
to the public immediately prior to the hearing date. The  
second publication will be augmented with a listing of cases  
laid over from previous hearings. Attention is directed to  
the MINUTES of such previous hearings, where the rea-  
sons for laid over cases will have been published. Notices  
of public hearing on applications for approval of materials  
and appliances will be published once, at least 10 days prior  
to the hearing date.

2—MINUTES: The publication of the "digest" of the  
applicant's statement has been discontinued, except that the  
administrative orders, decisions, etc., which are the subject of  
each application or appeal will be published. The summary  
of information given in the Appeal Form (Form A) shall  
be published for Administrative Appeals. The Board will  
continue to publish such other matters as it may deem ad-  
visable.

MAX H. FOLEY, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed up to February 9, 1960*

*Cal. No. Dept. Premises Affected*

**72-60-BZ**—B.Q.—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens, Alt. 2827-59, re—proposed occupied area is contrary to Zoning Resolution, "D" area, business use district.

**73-60-SA**—Couch Modular Fire Alarm Systems, manufactured by S. H. Couch Company, Inc., Appliance.

**74-60-BZ**—B.Bx.—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx, Alt. 1080-59, re—parking of motor vehicles, residence use district.

**75-60-A**—B.M.—4 West 56th Street, south side, 125 feet west of 5th Avenue, Block 1272, Lot 43, Borough of Manhattan, Alt. 1650-58, re—Class 3 Construction, building exceeds tabular height limits for commercial buildings; stair enclosures; and live load.

**76-60-A**—B.Q.—23-46 126th Street, west side, 215.17 feet north of (existing), and 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens, Alt. 1655-59, re—extensions of frame dwelling.

**77-60-BZ**—B.Q.—156-03 Horace Harding Expressway North, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Flushing, Borough of Queens, Alt. 2828-59, re—area, rear yard and setbacks, D-1, residence use district.

**78-60-BZ**—B.B.—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn, Alt. 3934-59, re—change in occupancy from public garage to bowling recreation center, partly residence use district and partly local retail use district.

**79-60-SM**—Zourite, veneering material, manufactured by Kawneer Company, Material.

**80-60-SA**—Gilbarco "44" Series Single Gasoline Dispensers, various models, manufactured by Gilbert & Barker Mfg. Co., Appliance.

**81-60-SA**—Shepard Elevator Company Oil Buffer, Model Nos. 61297-25, 61297-16, 61297-9, manufactured by Shepard Elevator Company, Appliance.

**82-60-BZ**—B.B.—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11 and 12, Borough of Brooklyn, Alt. 3712-59, re—proposed extension of building used for factory and storage, from business use district, into the residence use district.

**83-60-BZ**—B.M.—200-202 Central Park South and 940 7th Avenue, southwest corner, Block 1030, Lot 36, Borough of Manhattan, Alt. 242-59, re—business and professional offices, residence use district.

**84-60-A**—B.M.—200-202 Central Park South and 940 7th Avenue, southwest corner, Block 1030, Lot 36, Borough of

Manhattan, Alt. 242-59, re—building must conform with Multiple Dwelling Law; legal second means of egress; bulkhead on main roof; and enclose first means of egress stairs.

### *Restored to Docket*

**164-52-BZ**—Vol. II—B.Q.—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, Jamaica, Borough of Queens, Alt. 2600-59, re—extension of existing business use in residence use district.

**602-48-BZ**—Vol. II—B.B.—8-14 Ford Street, west side, 41.9 ft. south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn, Alt. 3676-59, re—extension of use and of plot, of an existing 6 car garage to include parking and storage of motor vehicles—residence use district.

**915-48-BZ**—Vol. III—B.Q.—78-15 31st Avenue, and 30-66 79th Street, northwest corner, Block 1127, Lot 40, Jackson Heights, Borough of Queens, Alt. 1050-58, reopened for consideration as to extension of term of variance and time to obtain Certificate of Occupancy, re—extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

*Last Publication*

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| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
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| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
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| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
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| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
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| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Feb. 11, 1960.                 |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
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| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
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| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
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| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959.                 |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 35  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of .....                                     | Aug. 3, 1937—Vol. 22, No. 31   |
| Smoking in Factories, Rules for..                                                                                                                            | Nov. 13, 1956.                 |
|                                                                                                                                                              | Oct. 8, 1959.                  |
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| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....  | Mar. 4, 1958.                 |
| Sprinkler, Rules .....                                         | June 29, 1937—Vol. 22, No. 26 |
| Standpipe Fireline Rules .....                                 | June 8, 1937—Vol. 22, No. 23  |
| Structural Alterations, Reporting. ....                        | June 7, 1932—Vol. 17, No. 23  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) .. | Sept. 3, 1946—Vol. 31, No. 36 |
| Zoning Resolution, Rule to Supplement Section 19-A—            | July 11, 1958.                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

FEBRUARY 24, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, February 24, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

Laid over from January 12, 1960, to January 26, 1960, for hearing at request of objector, applicant concurring, to February 9, 1960, for hearing and for applicant to file drawing indicating parking arrangement, grading and drainage and data as to easement; then to February 24, 1960, for hearing at request of applicant, attorney for objectors concurring.

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

Laid over from February 9, 1960, to February 24, 1960, for hearing at request of attorney for objectors.

## 434-58-BZ

APPLICANT—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

SUBJECT—Application July 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc., and the

storage of equipment in the vacant portion of the premises, the existing building is located over the city line which is in a Pelham Manor business district.

PREMISES AFFECTED—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

## 7-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Ethel Peres, owner.

SUBJECT—Application reopened October 14, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7e, 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, hi-speed auto laundry, lubritorium, minor auto repairs, office and sales, storage and parking of cars awaiting service.

PREMISES AFFECTED—2317 to 2327 Ralph Avenue, 6402 to 6414 Avenue M, southeast corner, and 1302 to 1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn.

## 528-59-BZ

APPLICANT—Henry Nordheim for 1996 Arthur Avenue Corporation, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies.

PREMISES AFFECTED—2000 Arthur Avenue, east side, 100.30 feet north of East 178th Street, Block 3068, Lot 65, Borough of the Bronx.

## 789-59-BZ

APPLICANT—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar for a term of fifteen (15) years.

PREMISES AFFECTED—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, White-stone, Borough of Queens.

## 697-59-BZ

APPLICANT—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office and sales, parking and storage of motor vehicles for a stated term of twenty (20) years.

PREMISES AFFECTED—162-27 to 162-41 North Conduit Avenue (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

## 407-59-BZ

APPLICANT—Philip Freshman for Carda Incorporated, owner.

SUBJECT—Application June 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present parking lot into the adjoining plot.

PREMISES AFFECTED—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

## 749-59-BZ

APPLICANT—Lama, Proskauer and Prober for 137-07 Northern Boulevard Corporation, owner.



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**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district the erection of a one story building to be used for the selling and installation of automotive muffler and exhaust systems and other automotive accessories with the use of acetylene torches in connection therewith.

**PREMISES AFFECTED**—137-07 Northern Boulevard, north side, 45 feet east of Farrington Street, and 35-27 to 35-31 Farrington Street, Block 4959, Lots 3 and 37, Flushing, Borough of Queens.

## 162-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Co. Inc., owner.  
**SUBJECT**—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubratorium, auto laundry, machine shop, motor vehicle repairs, store office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

## 798-59-BZ

**APPLICANT**—Charles M. Spindler for Derben Realty Corporation, owner.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback.

**PREMISES AFFECTED**—67-01 to 67-09 (67-05 official) 167th Street, and 167-02 to 167-04 67th Avenue, southeast corner, Block 6921, Lot 32, Flushing, Borough of Queens.

## 704-59-BZ

**APPLICANT**—Robert J. Crinnion, for E. S. I. Realty Corporation, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten (10) years.

**PREMISES AFFECTED**—53-57 East 177th Street, northeast corner of Walton Avenue, Block 2828, Lots 1, 45, and 46, Borough of the Bronx.

## 601-59-BZ

**APPLICANT**—Henry Nordheim, for Julia S. Politi, owner; David Mannes, lessee.

**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of the Bronx.

## 762-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubratorium, minor auto repairs, car washing, utility room and salesroom and parking and storage of motor vehicles.

**PREMISES AFFECTED**—83-29 Broadway and 86-01 to

86-09 Dongan Avenue, northwest corner, Block 1580, Lot 1, Elmhurst, Borough of Queens.

## 766-59-BZ

**APPLICANT**—Harry Silverman for I. B. M. World Trade Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars for a period of five (5) years.

**PREMISES AFFECTED**—344 to 346 East 46th Street, south side, 100 feet west of United Nations Plaza, Block 1338, Lot 31, Borough of Manhattan.

## 576-59-BZ

**APPLICANT**—Maxfield Blaufeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

**SUBJECT**—Application September 4, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the parking of patrons and employees' cars from the retail portion into the residence portion of the plot.

**PREMISES AFFECTED**—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

Laid over from February 9, 1960, to February 24, 1960, for inspection and for further hearing.

## 171-58-BZ

**APPLICANT**—A. H. Salkowitz for Joseph Klar, owner.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of time to complete, expired November 18, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district the erection and maintenance of a gasoline service station with accessory uses of lubratorium, car wash, office and store room for sale and storage of auto accessories, minor motor vehicle repairs and the parking of motor vehicles.

**PREMISES AFFECTED**—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn.

## 1013-18-BZ—Vol. II

**APPLICANT**—Dominick Salvati and Son for Louis Ponsiglione, owner; Frank Pensabene, lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of time to complete, expired November 25, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of an existing one-story building from public garage to motor vehicle repair shop—power and hand tools, and automobile painting—no welding.

**PREMISES AFFECTED**—129 Carroll Street, north side, 104 feet west of Henry Street, Block 349, Lot 31, Borough of Brooklyn.

## 555-54-BZ

**APPLICANT**—Max Siegel Associates for 141 East 69 Inc., owner; Radkai, Inc., lessee.

**SUBJECT**—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

**PREMISES AFFECTED**—139 East 69th Street, north side,



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150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan.

## 556-54-BZ

APPLICANT—Max Siegel Associates for 141 East 69 Inc., owner; K. D. B. Realty Holding Corp., lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room, formerly used as a private garage on first floor with living quarters on upper floor, accessory to former large private residence.

PREMISES AFFECTED—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan.

## 557-54-BZ

APPLICANT—Max Siegel Associates for 141 East 69 Inc., owner; Genevieve Naylor, lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one-family dwelling, formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence.

PREMISES AFFECTED—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 539-59-BZ

APPLICANT—Haus and Bresin for Jacob and Albert Cohan, owners.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area, and without the required rear yard.

PREMISES AFFECTED—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

Hearing closed.—Laid over from January 19, 1960, to February 2, 1960, for inspection and decision; then to February 24, 1960, at request of the applicant.

## 612-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Harry Berger, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard, and 157-68 to 157-72 18th Avenue, southeast corner, and 18-02 to 18-08 160th Street, Block 4748, Lot 35, Whitestone, Borough of Queens.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 747-59-BZ

APPLICANT—Charles M. Spindler for John Michelangeli, owner.

SUBJECT—Application November 17, 1959—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a business and unrestricted use district the reconstruction of an existing gasoline service station, motor vehicle repair shop with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, and office and sale of accessories and parking and storage of motor vehicles.

PREMISES AFFECTED—28-01 to 28-15 (28-11 official) College Point Causeway and 123-02 28th Avenue, southeast corner, and 28-02 to 28-10 124th Street, Block 4321, Lots 56, 58, 59, and 60, Whitestone, Borough of Queens.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision; applicant changed basis of application to include Section 7e.

## 679-59-BZ

APPLICANT—Emanuel Kontokosta for Liborio and Josephine Amendola, owners; Mathew S. Savich, lessee.

SUBJECT—Application October 22, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from a one family dwelling to a two family dwelling.

PREMISES AFFECTED—225-35 111th Avenue, northside, 104.09 feet west of 227th Street, Block 11208, Lot 25, Queens Village, Borough of Queens.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 172-59-BZ

APPLICANT—Gilbert Lazerus for Billiou Corp., Morris Maran and Irving Weinstein, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Sections 7c, 7e, 21 and 19A(J) of the Zoning Resolution, to permit in a residence and local retail use, D area district, the erection of a one story and basement store building, occupying more than the permitted area with less than the required rear yard and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—70-30 to 70-44 Kissena Boulevard, westside, 99.25 feet north of 70th Road, Block 6656, Lot 190, Flushing, Borough of Queens.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 673-59-BZ

APPLICANT—Lama, Proskauer, and Prober for Robert L. Goetz, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as meeting rooms, storage and equipment, stores and offices and parking on the unbuilt upon portion of the site and business signs.

PREMISES AFFECTED—9613-9623 Avenue A, and 582-584 Rockaway Parkway, northwest corner, and 1225-1237 Linden Boulevard, Block 4717, Lots 1, 6 and 9, Borough of Brooklyn.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 453-59-BZ

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the



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erection of an office and maintenance of an outdoor auto sales lot for the sale and display of motor vehicles with two business ground signs.

**PREMISES AFFECTED**—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

**Hearing closed.**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 454-59-A

**APPLICANT**—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

**SUBJECT**—Application June 30, 1959—filed pursuant to Section 35, General City Law, portion of lot in bed of mapped street. Proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## 231-29-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, owner; Finest Food Market, lessee.

**SUBJECT**—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).

**PREMISES AFFECTED**—20 East Burnside Avenue, south west corner of Walton Avenue, Block 2854, Lot 44, Borough of The Bronx.

Laid over from February 9, 1960, to February 24, 1960, for inspection and decision; hearing closed.

## 423-59-BZ

**APPLICANT**—Hirsch and Wexner for Leonard Jackson, and Benjamin Haskell, owners.

**SUBJECT**—Application June 26, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

**PREMISES AFFECTED**—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52, and part of lots 35 and 50, Borough of The Bronx.

Laid over from February 9, 1960, to February 24, 1960, for inspection and decision; hearing closed.

## 709-59-BZ

**APPLICANT**—Mario A. Tucciarone for A. J. Panzarella Realty, Incorporated, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion.

**PREMISES AFFECTED**—156-10 to 156-40 Cross Bay Boulevard, westside, from 156th Avenue to 157th Avenue, Block 13957, Part of Lot 1, Howard Beach, Borough of Queens.

**Hearing closed.**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 172-36-BZ—Vol. III

**APPLICANT**—A. H. Salkowitz for Coronet Piece Dye Works Inc., owner.

**SUBJECT**—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to

permit in a business use district, the erection of a one story masonry extension to an existing dyeing and finishing factory and extend such uses.

**PREMISES AFFECTED**—80-19 to 80-25 Cornish Avenue, north side, 135.66 feet east of Queens Boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

**Hearing closed.**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 758-30-BZ—Vol. III

**APPLICANT**—Charles M. Spindler for Leading Estates, Incorporated, owner.

**SUBJECT**—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, Northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

**Hearing closed.**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 720-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubrication, car washing and sale of accessories and extend such uses to include minor auto repairs and parking and storage of motor vehicles.

**PREMISES AFFECTED**—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

**Hearing closed.**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision.

## 583-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst & Rusciano for Irving London, owner.

**SUBJECT**—Application August 24, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage for more than five (5) motor vehicles to storage of lumber, laundry storage and machine shop uses, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41, and 42, Borough of The Bronx.

**Hearing closed.**—Laid over from February 9, 1960 to February 24, 1960, for inspection and decision.

## 576-37-BZ, Vol. II—Part II

**APPLICANT**—Robert J. Crinnion for Benjamin J. Denihan, Inc. and Deborah E. Dumont, owners.

**SUBJECT**—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956 for an additional term of five years to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

**PREMISES AFFECTED**—215-221 East 64th Street, north



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side, 230 feet east of 3rd Avenue, Block 1419, Lots 10-13 inclusive, Borough of Manhattan.

**Hearing closed.**—Laid over from January 12, 1960 to February 9, 1960, for continued hearing; applicant and objectors to file briefs; then to February 24, 1960, for inspection and decision.

## 534-59-BZ

**APPLICANT**—Andrew Di Camillo, for Beatrice Thurer, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

**PREMISES AFFECTED**—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; then to February 24, 1960, for decision; applicant to file statement on hardship.

## 463-59-BZ

**APPLICANT**—James J. Lyons, Jr. and John J. Lynch for, John J. Reynolds, owner.

**SUBJECT**—Application July 10, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—3701-3729 Riverdale Avenue, west side, 94.70 feet north of West 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant to submit letter from owner of corner parcel as to its use for loading berth; then to February 24, 1960, for decision; applicant to file new plans showing easement as required.

MAX H. FOLEY, *Chairman.*

## FEBRUARY 24, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, February 24, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 529-58-A

**APPLICANT**—Leonard F. Rothkrug, for Janson Properties, Inc., owner; Plywood Finishing Corp., lessee.

**SUBJECT**—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

**PREMISES AFFECTED**—121-133 Sutton Street, west side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

## 444-59-A

**APPLICANT**—Dutt Realty Corp., owner; Richardson & Dutt, Inc., lessee.

**SUBJECT**—Application July 2, 1959—Appeal from a decision of the Fire Commissioner—re: Dry Sprinkler System.

**PREMISES AFFECTED**—789-791 3rd Avenue, east side, 25 feet south of East 49th Street, Block 1322, Lot 47, Borough of Manhattan.

## 713-59-A

**APPLICANT**—Robert Gordon for Parsons Realty Company of Queens Company, Incorporated, owner; Parsons Sanitarium, Incorporated, lessee.

**SUBJECT**—Application November 2, 1959—Appeal from a

decision of the Borough Superintendent—re frame building, business use.

**PREMISES AFFECTED**—139-78 35th Avenue, southside, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

## 545-59-A

**APPLICANT**—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

**SUBJECT**—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

**PREMISES AFFECTED**—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

## 694-59-A

**APPLICANT**—Irving Kudroff for 75-7 Spring Street Corporation, owner.

**SUBJECT**—Application October 26, 1959—Appeal from a decision of the Borough Superintendent—re exterior stairs.

**PREMISES AFFECTED**—75-77 Spring Street and 75-77 Crosby Street, northeast corner, Block 496, Lot 40, Borough of Manhattan.

## 695-59-A

**APPLICANT**—Voorhees Walker Smith, Smith and Haines for Fordham University, owner.

**SUBJECT**—Application October 27, 1959—Appeal from an order of the Fire Commissioner—re storage and use of liquified petroleum gas (Propane).

**PREMISES AFFECTED**—441 East Fordham Road, north side, from New York Central to Southern Boulevard, Block 3273, Lot 1, Borough of the Bronx.

## 717-59-A

**APPLICANT**—Ludwig Hanauer for 314 5th Avenue Corporation, owner.

**SUBJECT**—Application November 2, 1959—Appeal from an order of the Fire Commissioner—re sprinkler system.

**PREMISES AFFECTED**—314 5th Avenue, west side, 28 feet 8 1/4 inches south of West 32nd Street, Block 833, Lot 45, Borough of Manhattan.

## 729-59-A

**APPLICANT**—Robert J. Crinnion for Gene Leone's Incorporated, owner.

**SUBJECT**—Application November 4, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.

**PREMISES AFFECTED**—249 West 48th Street, north side, 80 feet east of 8th Avenue, Block 1020, Lot 5, Borough of Manhattan.

## 922-59-A

**APPLICANT**—Elliot Saltzman for Foundation, Incorporated, owner.

**SUBJECT**—Application December 29, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, office use, stairways and egress.

**PREMISES AFFECTED**—4 East 54th Street, south side, 125 feet east of 5th Avenue, Block 1289, Lot 67, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## MARCH 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 1, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 597-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.



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**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district; the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

**Hearing closed.** Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant having changed the basis of his application from 7c and 7i and 21 to 7a and 21; then to March 1, 1960, for decision; applicant to file revised drawings.

## 696-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

**Hearing closed.**—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; then to March 1, 1960, for decision; applicant to file new plans showing building in a different position on the lot and constructed of face brick; applicant amended his basis of appeal to Sections 7a and 7A of the Zoning Resolution.

MAX H. FOLEY, *Chairman.*

## MARCH 8, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 8, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 48-60-BZ

**APPLICANT**—Ballard, Todd and Snibbe for St. David's School, Incorporated, owner.

**SUBJECT**—Application January 20, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "B" area district, the erection of an extension to basement of present school occupying more than the permitted area coverage above the curb grade.

**PREMISES AFFECTED**—12-14 East 89th Street, south side, 206 feet east of Fifth Avenue, Block 1500, Lots 63 and 64, Borough of Manhattan.

## 710-56-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A(d) of the Zoning Resolution, to permit in a business and residence use district the increase in the area of an existing gasoline service station, add an additional pump island with two pumps and new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district.

**PREMISES AFFECTED**—1915-1937 Linden Boulevard and 756-772 Pennsylvania Avenue, northwest corner and

759-761 Sheffield Avenue, Block 4322, Lots 21 and 24, Borough of Brooklyn.

## 872-59-BZ

**APPLICANT**—Burke, Green and Groh for Hebrew Centre of Whitestone, Beth-Atfillah, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story extension to the present synagogue and exceeding the permitted area coverage.

**PREMISES AFFECTED**—12-25 Clintonville Street, northeast corner of 12th Road, Block 4529, Lot 1, Whitestone, Borough of Queens.

## 843-59-BZ

**APPLICANT**—Charles M. Spindler for Felix DeVito, owner.

**SUBJECT**—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.

**PREMISES AFFECTED**—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.

## 641-59-BZ

**APPLICANT**—Arnold A. Arbeit for Bervic Realty Corporation, owner.

**SUBJECT**—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

**PREMISES AFFECTED**—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx.

## 698-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing service station and extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales utility room and parking, and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—2773-2791 Nostrand Avenue and 3001-3031 Kings Highway, northeast corner, Block 7684, Lot 22, Borough of Brooklyn.

## 678-59-BZ

**APPLICANT**—Abraham Grossman for Adrian Applebaum, Harvey Applebaum, Beverly Applebaum and Inez Applebaum, owners.

**SUBJECT**—Application October 23, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area.

**PREMISES AFFECTED**—241-20 Northern Boulevard, southwest corner of Douglaston Parkway, Block 8178, Lot 8, Douglaston, Borough of Queens.



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## 554-59-BZ

APPLICANT—Harry Silverman for Katonah Realty Incorporated, owner.

SUBJECT—Application August 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story and cellar building for a conforming use and occupying more than the permitted area.

PREMISES AFFECTED—4334-4346 Katonah Avenue, east side, 50 feet north of East 238th Street, Block 3387, Lots 3 and 12, Borough of The Bronx.

## 778-56-BZ—Vol. II

APPLICANT—Morton S. Cahn for Simon Molfetto and Joseph DeDonna, owners.

SUBJECT—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles from the business use portion of the plot into the residence use portion.

PREMISES AFFECTED—102-11 Liberty Avenue, north side, from 102nd Street to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens.

## 741-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nattie Giresi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—112-118 Atlantic Avenue, and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9, Borough of Brooklyn.

## 585-59-BZ

APPLICANT—Harry Silverman for Zinbur Incorporated; R. C. A. Service Company, lessee.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the first floor of a one story and basement building from garage to garage office, storage and repairs of radio and television sets with not more than five (5) people engaged in such repairs. The basement use to remain unchanged.

PREMISES AFFECTED—659-665 West 158th Street, north side, 154 feet, 4½ inches east of Riverside Drive, Block 2135, Lot 56, Borough of Manhattan.

## 915-48-BZ—Vol. III

APPLICANT—Joseph Torelli for Big Ten Super Service Station, Inc., owner.

SUBJECT—Application reopened February 9, 1960 for consideration as to extension of term of variance expired April 5, 1959 and time to obtain certificate of occupancy, expired December 9, 1959—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars.

PREMISES AFFECTED—78-15 31st Avenue and 30-06 79th Street, northwest corner, Block 1127, Lot 40, Jackson Heights, Borough of Queens.

## 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

Hearing closed.—Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960.

MAX H. FOLEY, *Chairman.*

## MARCH 8, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 8, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 659-59-A

APPLICANT—Joseph R. Loring and Associates for 155-163 East 56th Street Associates, owner.

SUBJECT—Application October 13th, 1959—Appeal from a decision of the Borough Superintendent re—Oil-Burner.

PREMISES AFFECTED—155-163 East 56th Street, north side, 100 feet west of 3rd Avenue, Block 1311, Lots 29, 30, 31, 32 and 130, Borough of Manhattan.

### 759-59-A

APPLICANT—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re Ransburg #2 Electro-Static Sprayer.

PREMISES AFFECTED—134-03 Dahlia Avenue, north side, 17 feet 3 inches each of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

### 764-59-A

APPLICANT—George J. Sole for City of New York Department of Public Works; City of New York Police Department, lessee.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re stairs.

PREMISES AFFECTED—181-195 Union Street, north side, 98.11 feet west of Henry Street, Block 337, Lot 27, Borough of Brooklyn.

### 765-59-A

APPLICANT—Lester H. Maxon for Gamma of Sigma Alpha Mu Incorporated, owner.

SUBJECT—Application November 24, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section D26-7A.0 of Multiple Dwelling Law, re—class B occupancy—and a decision of Borough Superintendent—re Class 3 building—Fraternity house.

PREMISES AFFECTED—531 West 113th Street, north side, 375 feet east of Broadway, Block 1885, Lot 17, Borough of Manhattan.

### 61-60-A

APPLICANT—William Chamoy Acting Borough Superintendent, The Bronx.

OWNER OF PREMISES—Jacob Starr.

SUBJECT—Application January 27, 1960—Revocation of Certificate of Occupancy 26559—issued on April 16, 1959.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 1960, 10 A. M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon January 26, 1960 were approved as printed in the Bulletin of February 4, 1960, Vol. 45, No. 5.

### 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corp., owner; Mauricos Co., Inc., lessee.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

#### APPEARANCES—

For Applicant—David V. Shappiro and Julius Bleich.

For Opposition—None.

ACTION OF BOARD—Laid over, new date of hearing to be set; applicant to confer with Engineer of the Board.

### 231-29-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, Incorporated, owner; Finest Food Market, lessee.

SUBJECT—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store, previously granted by the Board.

PREMISES AFFECTED—20 East Burnside Avenue, southwest corner of Walton Avenue, Block 2854, Lot 44, Borough of the Bronx.

#### APPEARANCES—

For Applicant—Leonard F. Rothkrug, J. Zachary Stein and Morice Haymes.

For Opposition—None.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 758-30-BZ—Vol. III

APPLICANT—Charles M. Spindler for Leading Estates, Incorporated, owner.

SUBJECT—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

#### APPEARANCES—

For Applicant—Charles M. Spindler and R. S. Hardy.

For Opposition—Abraham Shlefstein, Julius Chodorow, Meyer Press, Victor Nessler and Jack Cohen.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 172-36-BZ—Vol. III

APPLICANT—A. H. Salkowitz for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened September 29, 1959 as

Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to an existing dyeing and finishing factory and extend such uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish Avenue, north side, 135.66 feet east of Queens Boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

#### APPEARANCES—

For Applicant—Carl Heinberger and Lloyd B. Weinstein.

For Opposition—None.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 576-37-BZ, Vol. II—Part II

APPLICANT—Robert J. Crinnion for Benjamin J. Denihan, Inc., and Deborah E. Dumont, owners.

SUBJECT—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956, for an additional term of five years, to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10 to 13 inclusive, Borough of Manhattan.

#### APPEARANCES—

For Applicant—Paul O'Dwyer, Edward J. Crinnion, Robert Crinnion, B. J. Denihan, Howard N. Meyer and Daniel Denihan.

For Opposition—Otto L. Nelson, Jr., Samuel I. Rosenman, Mendes Hershman, Max Freund and Gordon Braislin.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 172-59-BZ

APPLICANT—Gilbert Lazerus for Billiou Corp., Morris Maran and Irving Weinstein, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Sections 7c, 7e, 21 and 19A(J) of the Zoning Resolution, to permit in a residence and local retail use, D area district, the erection of a one story and basement store building, occupying more than the permitted area, with less than the required rear yard and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—70-30 to 70-44 Kissena Boulevard, west side, 99.25 feet north of 70th Road, Block 6656, Lot 190, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: Gilbert Lazerus and B. Alpert.

For Opposition: John F. Blaha, Jeremiah M. Evarts, and David Minkin.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackerson and Benjamin Haskell, owners.

SUBJECT—Application June 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52 and part of Lots 35 and 50, Borough of the Bronx.

#### APPEARANCES—

For Applicant: Ira H. Wexner and Leonard Jackerson.

For Opposition: Carmela O'Neil, Theresa Molinari, M. A.



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Cocozza, August Merola, Harry H. Kutner and Albert L. Kutner.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 453-59-BZ

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of an office and maintenance of an outdoor auto sales lot for the sale and display of motor vehicles with two business ground signs.

PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant—Herman B. Zipser, Virginia Manzella and Frank Manzella.

For Opposition—Andrew Reiff, Sherwin B. Abrams, Milton Kulick, Roger M. Elliot, Joseph Ciacio, Robert Castano, Joseph Scala and Salvatore Di Paola.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 454-59-A

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—filed pursuant to Section 35, General City Law, portion of lot in bed of mapped street; proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Herman B. Zipser, Virginia Manzella and Frank Manzella.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, westside, 94.70 feet north of West 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

### APPEARANCES—

For Applicant: John J. Lynch.

For Opposition: None.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for decision; applicant to file new drawings showing easement as required; hearing previously closed.

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street,

east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: Morris C. Lipson.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for hearing at request of attorney for objectors.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Abraham Engelman.

For Opposition: Joseph Sharkey and Theodore Moss.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for hearing at request of applicant, attorney for objectors concurring.

## 534-59-BZ

APPLICANT—Andrew Di Camillo for Beatrice Thurer, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

PREMISES AFFECTED—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21 Borough of Brooklyn.

### APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Abraham Hamtim.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for decision; applicant to file statement on hardship; hearing previously closed.

## 576-59-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application September 4, 1959—decision of the Borough Superintendent, under 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking of patrons and employees' cars from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: S. Hal Mercer, Madge A. Eckel, Martha Wasserman, Ella M. Long, Eugenie Allen, Anna Leece and Dr. Robert Palmer.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and for further hearing.

## 583-59-BZ

APPLICANT—Leonard F. Rothkrug and Herbst & Rusciano for Irving London, owner.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage for more than five (5) motor vehicles to storage of lumber, laundry storage and ma-



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chine shop uses, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41, and 42, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Irving London.

For Opposition: Philip Berman, Margaret Garvey, Mary J. Faulkner, Catherine Garvey and Charles Guerbado.

**ACTION OF BOARD**—Laid over to February 24, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 597-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., Inc., owner.

**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing previously closed.

## 612-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Harry Berger, owner.

**SUBJECT**—Application September 24, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign and occupying more than the permitted area.

**PREMISES AFFECTED**—18-15 Francis Lewis Boulevard, and 157-68 to 157-72 18th Avenue, southeast corner, and 18-02 to 18-08 160th Street, Block 4748, Lot 35, White-stone, Borough of Queens.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 628-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Kent Towers Inc. owner.

**SUBJECT**—Application September 17, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

**PREMISES AFFECTED**—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 16, 1960, at 10 A. M. for decision; applicant to file amended drawings showing setback as discussed; hearing previously closed.

## 673-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Robert L. Goetz, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as meeting rooms, storage and equipment, stores and offices and parking on the unbuilt upon portion of the site and business signs.

**PREMISES AFFECTED**—9613-9623 Avenue A, 582-584 Rockaway Parkway, northwest corner, and 1225-1237 Linden Boulevard, Block 4717, Lots 1, 6 and 9, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: Charles Skonick, Adele Stahl, J. Kagan, Eddy Charles, Edward L. Cole, M. H. Cohan, Max Schlanger and Yetta Medjuck.

**ACTION OF BOARD**—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 679-59-BZ

**APPLICANT**—Emanuel Kontokosta for Liborio and Josephine Amendola, owners; Mathew S. Savich, lessee.

**SUBJECT**—Application October 22, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling from a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—225-35 111th Avenue, north side, 104.09 feet west of 227th Street, Block 11208, Lot 25, Queens Village, Borough of Queens.

**APPEARANCES**—

For Applicant: Emanuel Kontokosta.

For Opposition: None.

**ACTION OF BOARD**—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 696-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cut and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—6313 to 6323 Fort Hamilton Parkway and 957 to 967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for decision; applicant to file new drawings showing building in a different position on the lot and constructed of face brick, etc.; applicant amended his basis of appeal to Sections 7a and 7A of the Zoning Resolution; hearing previously closed.

## 709-59-BZ

**APPLICANT**—Mario A. Tucciarone for A. J. Panzarella Realty, Incorporated, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion.

**PREMISES AFFECTED**—156-10 to 156-40 Cross Bay Boulevard, west side, from 156th Avenue to 157th Avenue,



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Block 13957, part of Lot 1, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: Mario A. Tucciarone and Attilio W. Panzarella.

For Opposition: Adele Lipton, Paul Sicari, Gene Coccotilli, Gus Renders, Tina La Grassa, Florence Altano, Josephine De Feo, Augie Coccotilli, Margaret Devaney, Dorothea Moskewicus, V. J. De Feo, Fred Altano, John Formisano, Mary Scardino, Joseph Locascio, B. V. Demuth, Stanley Feig and Anthony R. Ricciotti.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 720-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubricatorium, car washing and sale of accessories and extend such uses to include minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Anna Todaro, Helen Lemmin, John J. Fitzpatrick, Salvatore De Nicola, Catherine Cassese, Anna Abruzzesi and Charles J. Heinrich.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 747-59-BZ

APPLICANT—Charles M. Spindler for John Michelangeli, owner.

SUBJECT—Application November 17, 1959—decision of the Borough Superintendent, under sections 7a and 7c of the Zoning Resolution, to permit in a business and unrestricted use district, the reconstruction of an existing gasoline service station, motor vehicle repair shop with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, and office and sale of accessories, and parking and storage of motor vehicles.

PREMISES AFFECTED—28-01 to 28-15 (28-11 official) College Point Causeway and 123-02 28th Avenue, south-east corner, and 28-02 to 28-10 124th Street, Block 4321, Lots 56, 58, 59, and 60, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Laid over to February 24, 1960, at 10 A. M. for inspection and decision; applicant changed basis of application to include Section 7e; hearing closed.

## 402-59-BZ

APPLICANT—Henry Nordheim for Angelo Corradino, owner.

SUBJECT—Application June 17, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) cars.

PREMISES AFFECTED—216-220 East 203rd Street, south side, 142.21 feet east of Grand Concourse, Block 3308, Lots 9 and 10, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

For Opposition: Harry H. Kutner.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 595-44-BZ—Vol. II

APPLICANT—O'Dwyer and Bernstein for Penthouse Buildings, Inc., owner.

SUBJECT—Application reopened January 12, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of an existing building from apartment hotel and accessory restaurant to non-resident doctor's offices, commercial offices, two dwelling units and restaurant (cabaret, no dancing).

PREMISES AFFECTED—30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: Howard N. Meyer.

For Opposition: None.

ACTION OF BOARD—Resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper .. 2

## THE RESOLUTION—

WHEREAS, on July 12, 1955, this application—Vol. II—was granted by the Board on certain conditions, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of twenty years, the existing building to be occupied for doctors' offices throughout, as proposed and as indicated on plans filed with this application marked, "Received January 27, 1955" (25 sheets) and "March 17, 1955" (one sheet) on condition that the exterior residential appearance shall be preserved; that there shall be no occupancy in the building for living apartments; that upon the termination of the lease for the top stories of the building, now occupied as a restaurant, under lease stated to terminate on April 20, 1956, as may be continued as a statutory tenancy under New York law, such space shall also be occupied for doctors' offices subject to a plan to be submitted to the Board; that an existing office of the building and an existing office of the New York Cardiac Home and office of Council to combat blindness, and an office and laboratory for x-ray work and other offices proposed, may be continued, and that if the restaurant on the two top floors is continued there may be a cabaret, without dancing, as previously permitted; that the building shall not be increased in height or area; affecting premises 30 Central Park South, south side, 320 feet east of Avenue of the Americas, Block 1274, Lot 60, Borough of Manhattan; and

WHEREAS, the action of the Board adopted January 12, 1960 as published, reads: Application reopened and set for hearing on February 9, 1960, at 10 A. M., to consider extension of term of variance for restaurant on 15th floor and accessory office on part of 14th floor, requiring new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; also for inspection by committee of the Board; and

WHEREAS, the action of the Board as it appeared in Bulletin No. 29, Vol. 40, hereby is corrected to read as follows: to consider amendment of the resolution to permit the term of variance for the restaurant on the 15th floor and accessory office on part of the 14th floor to run concurrently with the term of variance for the building, to expire on July 12, 1975, requiring a new decision of the Borough Superintendent, which has been filed, and two publications



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in the Bulletin as notice; and for inspection by a committee of the Board; and

WHEREAS, the applicant requested reopening of this application and amendment of the resolution to read as follows: granted under Section 7e for a term of twenty years, to permit the existing building to be occupied for doctors' offices throughout, as proposed and as indicated on plans filed with this application marked, "Received January 27, 1955" (25 sheets) and "March 17, 1955" (one sheet) on condition that the exterior residential appearance shall be preserved; that there shall be no occupancy in the building for living apartments; that an existing office of the building and an existing office of the New York Cardiac Home and office of Council to combat blindness, and an office and laboratory for x-ray work and other offices proposed, may be continued; and that if the restaurant on the two top floors is continued there may be a cabaret, without dancing, as previously permitted; and

WHEREAS, this application was reopened on January 12, 1960 and set for hearing on February 9, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 18, 1959 acting on Alt. Applic. No. 2071-59, reads:

"1. Proposal to vary a provision of a Bd. of Stds. and Appeals Resolution requires that application be referred back to the Board of Stds. and Appeals for adjudication."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, by adding thereto:

"to permit the term of variance for the restaurant on the 15th floor and accessory office on part of the 14th floor to run concurrently with the term of the variance for the building, to expire on July 12, 1975; that a new certificate of occupancy shall be obtained; and that in all other respects the prior resolution of the Board shall be complied with."

## 677-53-BZ

APPLICANT—Lama, Proskauer and Prober for Market Brothers Fresh Meadow Garage, Inc., owner.

SUBJECT—Application reopened January 12, 1960 for consideration as to extension of time to complete, expired October 21, 1959—decision of the Borough Superintendent, previously granted on condition, under sections 7i and 7h of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used for motor vehicle repairs, body and fender work, painting, spraying and welding and permitting the parking of cars waiting to be serviced.

PREMISES AFFECTED—61-26 to 61-30 Fresh Meadow Lane, west side, 240.05 feet south of Horace Harding Boulevard, Block 6901, Lot 48, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.  
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, on March 2, 1954 as amended through April

21 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation October 21, 1959; and

WHEREAS, this application was reopened on January 12, 1960 and set for hearing on February 9, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1959 acting on N.B. Applic. No. 3367-53, reads:

"1. Since time to complete and obtain new Certificate of Occupancy has expired, any additional time to complete is referred back to the Board of Standards and Appeals, under Cal. No. 677-53-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 2, 1954, as amended through April 21, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Sections 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 355-59-BZ

APPLICANT—Leonard F. Rothkrug for Note Realty Corporation, owner.

SUBJECT—Application May 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales and parking of cars awaiting service, all for a temporary term of (15) years.

PREMISES AFFECTED—26-10 24th Avenue, southeast corner of 26th Street, Block 852, Lots 31 and 34, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: Louis D. Laurino and John Byron.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 8, 1959 after due notice by publication in the Bulletin; laid over to December 22, 1959, for inspection and decision; then to January 12, 1960, at the request of the applicant; then to January 26, 1960, at request of the applicant; then to February 9, 1960 at the request of applicant.

and

WHEREAS, the decision of the Borough Superintendent, dated May 14, 1959 acting on N. B. Applic. No. 1102-59, reads:

"1. Proposed gasoline service station, accessory minor auto repairs with hand tools only, non-automatic car washing, lubritorium, office and sales, parking awaiting service, ground signs and curb cuts in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should not be granted; and

WHEREAS, the Board found that there was no justification



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for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e, of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N. B. App. 1102/59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 436-59-BZ

**APPLICANT**—Burke, Green and Groh for James A. Kennedy and Michael J. Kennedy, owners.

**SUBJECT**—Application July 1st, 1959—decision of the Borough Superintendent, under Sections 7e and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut (business entrance) within 75 feet of a residence use district.

**PREMISES AFFECTED**—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 22, 1959 after due notice by publication in the Bulletin; laid over to January 12, 1960, for inspection and decision; then to January 26, 1960, for decision; applicant to file new drawing confining the gasoline station to the retail district; then to February 9, 1960, at the request of the applicant to permit filing of drawings; and

WHEREAS, the decision of the Borough Superintendent, dated June 30, 1959 acting on N. B. Applic. No. 1920-59, reads:

"1. The proposed erection of a gasoline service station partly in a Res. & partly in a Local Ret. use district with accessory lubritorium, minor auto repairs, car washing, office & sales, storage room, parking & storage of motor vehicles is contrary to Art. II Sec. 3 & Art. II Sec. 4-c Zone Res.

2. The erection of a ground sign in a local retail use district is contrary to Art. II Sec. 4-c Zone Res.

3. The proposed curb cut in a Res. use district for a business use is contrary to Art. II Sec. 3 Zone Res.

4. The proposed curb cut for a business use within 75' of a Res. use district is contrary to Art. II, 7A Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7A of the Zoning Resolution, for a term of twenty years, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, and business entrance within 75 feet of a residence use district, all as shown on drawings filed dated July 1, 1959, 4 sheets and February 4, 1960, 2 sheets revised, on condition that all gas station buildings, apparatus and use

shall be confined to the local retail district within 100 feet of Northern Boulevard; that the area within the residence use district shall be bordered with a planted area 5 feet wide as shown on plan and a 5 foot 6 inch high brick fence wall starting at southerly corner of the accessory building, running thence southerly to the southerly line, thence along the southerly lot line 100 feet to Parsons Boulevard, returning along the westerly building line of Parsons Boulevard, a distance of 50 feet, except that this wall may be omitted where adjacent and contiguous walls of adjoining buildings occur; that curb cut shown on plans dated February 4, 1960, at the southerly end of the Parsons Boulevard frontage, shall be moved northerly so as to be entirely within the local retail district or within 100 feet of the building line of Northern Boulevard as extended; that signs shall be restricted to those shown on the elevations of the building on drawing filed February 4, 1960 and one brand sign on a segmental curb at the intersection of building lines of Parsons and Northern Boulevards, and projecting not more than 4 feet beyond the building line; that on the Parsons Boulevard frontage, between the sidewalk and curb, there shall be planted two trees, 4 inches in diameter, between the extension of the local retail and residence zone line and the southerly lot line of plot as extended; that such portable fire-fighting appliances shall be provided as required by the Fire Commissioner; that in all other respects the premises shall comply with all laws, rules and regulations applicable; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 485-59-BZ

**APPLICANT**—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

**SUBJECT**—Application July 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station, for the sale of gasoline and oil for marine service only, for a stated term of ten (10) years.

**PREMISES AFFECTED**—565-567 City Island Avenue, east side, 74.77 feet north of Cross Street, Block 5635, Lot 156, Borough of the Bronx

### APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: Commissioner Fox ..... 1

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; applicant to file drawing showing connection between pumps and tanks; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 16, 1959 acting on Alt. Applic. No. 579-59, reads:

"1. The proposed extension of use to include a marine gas service station in a restricted retail use district is contrary to Art. II Sec. 4B of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years, to permit in a restricted retail



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use district, the erection and maintenance of a gasoline selling station for the sale of gasoline and oil for marine service only, *on condition* that the work shall be done in accordance with drawings filed with this application dated, July 21, 1959, 2 sheets, December 23, 1959, 1 sheet, and February 3, 1960, 1 sheet; that the connection between the pipes fastened to the floats and the gas pump shall be made with metal line gasoline flexible hose hanging in the shape of a U from an elbow at the end of each pipe line, so as to take up the play and movement between floats and ramp without causing leakage; that all the fire fighting appliances required by the Fire Commissioner shall be supplied; that all laws, rules and regulations applicable thereto shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 561-59-BZ

APPLICANT—Patrick D. Concagh for Patrick Filomio, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking of more than five (5) cars awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—3221-3225 Boston Road and 3250-3254 Laconia Avenue, northeast corner, Block 4614, Lot 22, Borough of The Bronx.

## APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 24, 1959 acting on N.B. Applic. No. 1107-59, reads:

"1. Proposed gasoline serv. station, car wash, lubritorium, sales, office, storage, minor repairs with hand tools only (within the accessory bldg.), parking & storage of more than 5 motor vehicles, located in a business use district is contrary to Art. II Sec. 4(a) (46) of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station and conjunctive uses of lubritorium, non-automatic car wash, minor repairs and adjustments with hand tools only, office, sale and storage of auto accessories and accessory parking for more than five cars awaiting service, for a term of fifteen years, *on condition* that all work shall be done in accordance with drawings filed

herewith dated August 13, 1959, 6 sheets; that in all other respects all laws, rules and regulations applicable shall be complied with; that all fire-fighting appliances required by the Fire Commissioner shall be provided; that the area of the station where not occupied by the building from the concrete mat about the gasoline pumps and the tanks shall be paved with crushed stone or steam cinders and treated with a binder; that along the northerly lot line between the end of accessory building and the building line of Boston Road there shall be bumpers provided to prevent parked cars from damaging the wall of adjacent building; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 563-59-BZ

APPLICANT—Sol Oberwager for J. J. A. Holding Corporation, owner.

SUBJECT—Application July 29, 1959 decision of the Borough Superintendent, under section 7e of the Zoning resolution, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction.

PREMISES AFFECTED—71-79 Macombs Place and 248-260 West 153rd Street, southwest corner, Block 2038, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Sol Oberwager.

For Opposition: Samuel Bodian, City Construction Coordinator and Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; applicant to amend application as to Section 7, supplying a different subdivision as his basis of appeal; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 21, 1959, acting on N.B. Applic. No. 3-59, reads:

"A-5. The erection of "business sign" above the roof of this "hotel," which is located in a Residence district, is not permitted by Article II, Section 3(1)(f), Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the applicant changed the basis of his application from Section 7c to Section 7e of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of twenty years, to permit in a residence use district, the erection of a business sign above the roof of the hotel presently under construction, *on condition* that all work shall be done in accordance with drawings filed herewith dated July 29, 1959, 4 sheets; that the sign shall be illuminated but non-flashing and its location on the roof and the elevation above the roof shall be in compliance with all laws applicable thereto; that such sign shall face in a northeasterly direction; that this sign shall be erected under an amendment to the original building permit for the building; that in all other respects, all laws, rules and regulations shall be complied with; and that all permits and a certificate



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of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 587-59-BZ

**APPLICANT**—Arnold Arbeit for Queens Retail Development Corporation, owner; Alexander's Department Store Incorporated, lessee.

**SUBJECT**—Application September 15, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a roof sign on the existing building occupied as a department store.

**PREMISES AFFECTED**—96-05 Queens Boulevard, northeast corner of Junction Boulevard, Block 2084, Lot 101, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: Arnold A. Arbeit and Maurice J. Schulkind.

For Opposition: Samuel Bodian, City Construction Coordinator.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1959 as amended by decision dated September 17, 1959 acting on B. N. Applic. No. 868-59, reads:

"1. The erection of a roof sign in a Retail use district is contrary to Art. II Sec. 4-A Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this as an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e, of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of twenty years, to permit in a retail use district, the erection and maintenance of a roof sign on the existing building occupied as a department store, on condition that the work shall be done in accordance with drawings filed with this application dated September 15, 1959, 5 sheets; that sign shall be non-flashing illuminated with non-flashing letters not more than 12 feet in height for each letter, beginning 7 feet, 10 inches above the roof of the building; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 681-59-BZ

**APPLICANT**—Charles M. Spindler for Frank Pagano, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension occupying more than the area coverage.

**PREMISES AFFECTED**—32-61 110th Street, east side, 96.17 feet north of Northern Boulevard, Block 1704, Lot 148, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on Alt. Applic. No. 2019-59, reads:

"1. The proposed covered area of this plot is contrary to Art. 4 (14c) of Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a D area district, the erection of a one story extension occupying more than the area coverage, on condition that the work shall be done in accordance with drawings filed with this application dated, October 21, 1959, 4 sheets, and January 28, 1960, 1 sheet; that in all other respects the building shall comply with all laws, rules and regulations applicable; that the occupancy shall be the same as the existing occupancy expanded into the new extension; that all loading shall be done off the street on the two loading spaces as shown; that no work shall be done in the factory before 8 A.M. or after 6 P.M., except normal maintenance work; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 682-59-BZ

**APPLICANT**—Charles M. Spindler for 39-46 Crescent Street Building Corporation, owner.

**SUBJECT**—Application October 21, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, non-automatic, office, sale of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

**PREMISES AFFECTED**—72-02 to 72-12 Roosevelt Avenue, (72-02 Roosevelt Avenue official), southeast corner of 72nd Street, Block 1304, Lot 32, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; applicant having amended the basis of his application to include Section 7f; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated October 15, 1959 acting on N.B. Applic. No. 1834-59 reads:

"1. The proposed erection of a gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z.R.

2. The proposed ground sign in a business use district is contrary to Art. 2, Sec. 4(a) item #49 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the applicant amended his basis of application from Section 7e to Sections 7f and 7i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standard and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and 7i, to permit in a business use district for a term of twenty (20) years, the erection and maintenance of a gasoline service station, lubritorium, non-automatic auto washing, office, sales of accessories, minor repairs with hand tools only, safety inspection, parking and storage of motor vehicles, *on condition* that all work shall be done as shown on drawings filed herewith dated October 21, 1959, 3 sheets and February 3, 1960, 1 sheet; that Lot 25, contiguous to the south, owned by the same owner, shall be developed with a conforming use; that the men's toilet in the accessory building shall have doors enterable only from inside the building; that there shall be two trees planted on 72nd Street between the curb cut near Roosevelt Avenue and the south lot line of plot as extended, such trees to be healthy and a minimum of 6 inches in diameter; that the adjoining lot to the south owned by the same owner shall be cleaned up, leveled and graded without waiting for its development in conforming use; that sidewalks and curbs shall be rebuilt to the satisfaction of the Borough President; that portable fire-fighting appliances required by the Fire Commissioner shall be provided; that the easement from Roosevelt Avenue to the rear lot line at the east end of this property for the benefit of Lot 25 in the rear shall be maintained only for a conforming use on Lot 25; that in all other respects all laws, rules and regulations shall be complied with; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 5:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 1960, 2 P. M.

Present: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

### 963-55-A—Vol. II

APPLICANT—Ronson Corporation, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—re: packaging and marketing of Combustible Mixture known as Ronsonol "One Shot" Lighter Fluid in New York City (containers not in accordance with Administrative Code Requirements).

### APPEARANCES—

For Applicant: Jerome Drazen, Morton D. Chaber, Nathaniel S. Rosengarten and J. Donald Smith.

For Administration: Lieut. John P. Manfredi; Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated January 16, 1959 on letter referring to Folder No. 122-804, reads:

"The application must be disapproved for the reason that the proposed 7.37 C.C. nylon containers are in violation of Section C19-59.0 Sub-division C, of the Administrative Code of the City of New York, wherein only containers composed of metal or glass are considered for approval."

and

WHEREAS, the Board under resolution Calendar Number 963-55-A, approved packaging of Ronsonol lighted fuel in a 5.5cc lead tube; and

WHEREAS, the applicant now requests an approval of Ronson Corporation's one shot plastic container for lighter fluid called "Ronsonol Jr."; that this product was formerly produced in a lead tube; that Ronsonol Jr. is a container which will hold enough fuel for one filling of a lighter after which the container is discarded; that it generally will be sold in hotels and travel points, such as, bus, train, and airline terminals; that one piece container is blow molded in a polystyrene called Kralastic B (U.S. Rubber Company); that the container is filled through a hole in the nozzle after which the opening is heat sealed; that to use the container, the user breaks off the red tip and exposes the small opening in the nozzle; that when the container is held upside down and gently squeezed, the fuel is fed through the nozzle into the lighter; that Kralastic B has the following properties:

|                        |                        |
|------------------------|------------------------|
| Distortion temperature | 165-225°F              |
| Ignition temperature   | 542°F                  |
| Burning rate           | 1.22" per minute       |
| Specific gravity       | 1.06                   |
| Compressive            | 6.400 psi              |
| Rockwell hardness      | 96                     |
| Specific heat          | .37 BTU per lb. per °F |

that the container in general, has a wall of approximately .020", slightly thinner in the corners; that the filled container will start to burn at the ignition temperature of 542°F but will not explode; that it will withstand 14C psi of external pressure; that deformation will start between 140-158 psi with bursting at about 158 psi; that the container has a total capacity of 7.2cc of fluid; that the container is filled with 6.7cc of fluid which therefore allows ample head space; that the flash point of the lighter fluid is 41-44°F (tag closed cup); that the containers are packed thirty-six to a display carton; that twenty-four of these display cartons are packed in shipping cartons; that in general, a distributor will carry one or two shipping cartons any one time; that at the retail level probably one or two display cartons of thirty-six will be kept by the storekeeper.

*Resolved*, that the decision of the Fire Commissioner dated January 16, 1959, acting on letter referring to Folder No. 122-804 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that not more than thirty-six 7.2cc plastic lighter fuel containers be packed in a display carton, which carton shall have a cardboard sleeve; that not more than twelve display cartons be then packed in a "200 lb. ICC specification" corrugated cardboard shipping box; that both the sleeve and the shipping box be marked with caution wording to the satisfaction of the Fire Commissioner; that in all other respect the packages shall comply with all laws, rules and regulations applicable thereto.



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## 333-58-A—Vol. II

APPLICANT—Philip Freshman for Isaac Baron, owner; Big Apple, lessee.

SUBJECT—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re: Egress, opening in the fire wall, and live load.

PREMISES AFFECTED—1613 to 1635 East 16th Street, east side, 100 feet south of Avenue P, Block 6779, Lot 69, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1959 on Amend. to Alt. Applic. 586/58, reads:

"1. The proposed occupancy of the 2nd floor is contrary to that approved by the Board of Standards and Appeals in Res. 333-58-A.

2. Provide at least two means of exit from the 2nd floor complying in all respects with Sect. 270 of the Labor Law.

3. All opening in the fire wall are required by Sect. 10.8.1 of the Bldg. Code to be protected by 3 hr. assemblies.

4. The floor construction should be capable of supporting a live load of 120#/sq. ft. for factory use."

and  
WHEREAS, the applicant states that the building is 192 feet 5½ inches by 100 feet irregular in area, 1 and 2 stories, 15 and 27 feet high, of class 3 construction, located in unrestricted use, C area, class 1¼ height district, built in 1921; now used and occupied: cellar—boiler room; 1st floor—public market and retail bakery shop, 94 persons; 2nd floor—bakery, 6 persons; and

WHEREAS, the applicant proposes to provide a new 2 feet 8 inches by 7 feet door at the rear of the 2nd floor to connect with the 1st floor roof of the main building; that a scuttle and a ladder is provided at the north end of the building from roof to the 1st floor; that the transite flue is relocated so as not to pass the 2nd floor area; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standard and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated October 27, 1959, acting on Amdt. to Alt. App. 586-58, Objection Nos. 2, 3 and 4 and that the appeal be and it hereby is granted on condition that all flour shall be stored on the first floor on the ground between the new hydraulic lift and the meat freezer; that the new steel stairs at the front, from the first floor hall to the second floor, shall comply in all respects with the Labor Law; that the new exit through the north wall of the second floor bakery shall have steel stairs leading down to the roof of the one-story supermarket adjacent; that the hydraulic lift shall be enclosed in an elevator enclosure complying with the Building Code; that the stud partition between the exit at the street front, and forming a "meat passage" to the rear of the building, shall be of one-hour construction; that there shall be no other storage of heavy material at any place on the second floor where the carrying capacity is limited to eighty pounds to the square foot; that the space heater on the first floor, and the oven on the second floor, shall be connected to flues or chimney through the roof in compliance with the Building Code; that in all other respects the premises shall comply with all other laws, rules and regulations applicable thereto; that the existing fire escape at

the front shall be maintained in good working condition; and that a certificate of occupancy shall be obtained.

## 555-59-A

APPLICANT—Herman E. Horwood for Duncan M. Findlay, owner.

SUBJECT—Application August 26, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—83 to 85 Worth Street, north-side, 202.10½ feet west of Broadway, Block 173, Lot 2, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1959 on Alt. Applic. 1364/58, reads:

"2. Repeat—elimination of stairhall enclosure for cellar egress at first floor is not permitted 6.4.1.11.k B.C."

and

WHEREAS, the applicant states that the building is 47 feet 7¾ inches by 95 feet 4 inches in area, 5 stories, 86 feet 4 inches high, of class 3 construction, located in business use, B area, class 2½ height district, built prior to 1885, now used and occupied as follows: sub-cellar—boiler room and storage; cellar—shipping and storage of textiles, 8 persons; 1st floor—office and salesroom, 15 persons; 2nd floor stock room, 2 persons; 3rd, 4th and 5th floors—stock room and office, 10 persons each; and

WHEREAS, the applicant states that the exits consist of an interior 3 foot 5 inch wide wood stair now partially enclosed in wood partitions; that it is proposed to enclose this stair in 4 inch block at sub-cellar and with fire code 60 or other 1 hour construction at all other floors; that all doors to stair will be fireproof self closing; that the cellar stairs terminate within 1st floor area; that new sprinkler heads connected to domestic water supply will be placed along 1st floor path of travel from cellar stair to street; that the 2nd egress is through party fire escape balconies on the rear of the building connected to the fire escape of premises to the west which is under the same ownership as the premises under appeal; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated August 5, 1959, acting on Alt. App. 1364/58, Objection No. 2 be and it hereby is modified and that the appeal be and it hereby is granted on condition to permit egress as proposed on plans filed with this appeal dated August 26, 1959, 14 sheets; that there shall be no factory work performed in the building; that there shall be no regular occupants of the subcellar; that there shall be a single tenant throughout the building with occupancy similar to that presently existing in the building, namely, the sale and storage of textiles; that all other laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained.

## 566-59-A

APPLICANT—Arnold W. Lederer for Esther Greenberger, owner.

SUBJECT—Application September 2, 1959—Appeal filed pursuant to Sec. 310 M.D.L. for variance of Sec. 187 M.D.L. as to egress.

PREMISES AFFECTED—925 Ralph Avenue, southeast corner of East 89th Street, Block 4709, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.



# MINUTES

ACTION OF BOARD—Appeal granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Sleeper ... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1959 on Alt. Applic. 748/59, reads:

"12. Provide a dual means of egress as per Section 187. (Either a fire escape as per Sec. 53 or a sprinkler system as per Sec. 187.)"

and

WHEREAS, the applicant states that the building is 44 feet 4 inches by 35 feet 6 inches irregular in area, 2 stories and basement, 23 feet high, of class 3 construction, located in residence use, built in 1953, now used and occupied; basement—1 family, 3 persons; 1st floor—1 family, 2 persons; 2nd floor—1 family, 4 persons; and

WHEREAS, the applicant states that the 1st and 2nd floor is provided with 2 stairways, both leading directly to the street; that the 2nd stairway is an enclosed 2 foot 3 inch wide stairway leading to street rather than an exterior fire escape with a drop ladder; that all present exit doors leading to stairways have self-closing doors; that there shall be no increase in occupancy; that the basement has two exits, one at the north end of the building via 2 foot 3 inch wide stair; that the 2nd exit is directly to Ralph Avenue; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated September 11, 1959, acting on Alt. App. 748/59, Objection No. 12 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, to permit the use of the existing building as shown on plans filed with this appeal dated September 2, 1959, three sheets; that the two stairways leading directly to the street, as existing and as shown on these plans shall be maintained; that all other laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained.

## 575-59-A

APPLICANT—Patrick D. Concagh for Lee Silberstein, owner.

SUBJECT—Application August 28, 1959—Appeal from a decision of the Borough Superintendent—re Fire escape.

PREMISES AFFECTED—34 West 17th Street, south-side, 496 feet 6 inches west of 5th Avenue, Block 818, Lot 70, Borough of Manhattan.

APPEARANCES—

For Applicant: Patrick D. Concagh.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Vice Chairman Kleinert, Commissioner Fox  
and Commissioner Becker ..... 3  
Absent: Chairman Foley and Commissioner Sleeper ... 2

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 19, 1959 on Alt. Applic. 854/59, reads:

"1. Fire escape on a building exceeding 6 stories in height is not acceptable as a 2nd means of egress. Sect. 271 (a) of the Labor Law."

and

WHEREAS, the applicant states that the building is 28.5 feet by 92 feet in area, 10 stories, 128.5 feet high, of class 1 construction, located in manufacturing use, B area, class 2 height district, built in 1907, now used and occupied: cellar—boiler room, utilities and storage; 1st floor—storage, rolls of cotton fabrics, 3 persons; 2nd floor—manufacturing of paper binding, 8 persons; 3rd floor—manufacturing, cutting and coat linings, 10 persons; 4th floor—distribution of

radio parts, 6 persons; 5th floor—manufacturing lamp shade frames, 7 persons; 6th floor—manufacturing belts, 8 persons; 7th floor—manufacturing dress forms, 9 persons; 8th floor—manufacturing card holders, 10 persons; 9th and 10th floors—vacant; and

WHEREAS, the applicant states that the exits consist of an interior 3 foot 4 inch wide steel stair in masonry enclosure with fireproof self-enclosing doors; that the 2nd means of egress is through a rear 60° fire escape connecting with adjoining fire escape at the 2nd floor of 36 West 17th Street; that the building is sprinklered; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the appeal not be granted.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 854/59, Objection No. 1, dated August 19, 1959 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 65-60-A

APPLICANT—Henry J. Nurick for Congregation Alhavas Torah, owner.

SUBJECT—Application January 29, 1960—Appeal from a decision of the Borough Superintendent—re Change in use, from doctors office to a synagogue.

PREMISES AFFECTED—144-01 77th Avenue and 76-45 Main Street, northeast corner, Block 6667, Lot 49, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Sleeper ... 2

## 452-58-A

APPLICANT—Robert Teichman for Frielich Realty Company, owner.

SUBJECT—Application July 24, 1958—Appeal from a decision of the Borough Superintendent re: egress.

PREMISES AFFECTED—15-19 West 4th Street and 267 Mercer Street, north west corner, Block 546, Lot 23, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Fox and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Sleeper... 2

## 566-48-A—Vol. II

APPLICANT—Hurley and Hughes for New York College of Music, owner.

SUBJECT—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

PREMISES AFFECTED—114-116 East 85th Street, south-side, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P. M. to permit study of revised plans, and for decision; hearing previously closed.



# MINUTES

## 444-59-A

APPLICANT—Dutt Realty Corp., owner; Richardson & Dutt, Inc., lessee.  
 SUBJECT—Application July 2, 1959—Appeal from a decision of the Fire Commissioner re Dry Sprinkler System.  
 PREMISES AFFECTED—789-791 3rd Avenue, east side, 25 feet south of East 49th Street, Block 1322, Lot 47, Borough of Manhattan.  
 APPEARANCES—  
 For Applicant: Milton Annio.  
 For Administration: Lieut. John P. Manfredi, Fire Dept.  
 ACTION OF BOARD—Laid over to February 24, 1960, at 2 P. M. for inspection and decision.

## 522-59-A

APPLICANT—Lama, Proskauer and Prober for Fifth Avenue Jewelers Exchange Incorporated, owners.  
 SUBJECT—Application August 5, 1959—re egress.  
 PREMISES AFFECTED—30-34 West 47th Street, south side, 390 feet west of Fifth Avenue, Block 1262, Lot 54, Borough of Manhattan.  
 APPEARANCES—  
 For Applicant: James E. Vassalotti.  
 ACTION OF BOARD—Laid over to March 1, 1960, at 2 P. M. for inspection and decision.

## 586-59-A

APPLICANT—University Nursing Home for 2505 Grand Avenue Corporation, owner; University Nursing Home lessee.  
 SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re Sprinkler System.  
 PREMISES AFFECTED—2505 Grand Avenue, northwest corner of West 190th Street, Block 3214, Lot 60, Borough of the Bronx.  
 APPEARANCES—  
 For Applicant: Murray Gartner.  
 For Administration: Lieut. John P. Manfredi, Fire Dept.  
 ACTION OF BOARD—Laid over to February 16, 1960, at 2 P. M. for applicant to appear with Mr. Leibman and Mr. Burke.

## 598-59-A

APPLICANT—S. Walter Katz for Rayaldo Realty Corporation, owner.  
 SUBJECT—Application September 21, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 construction, height excessive.  
 PREMISES AFFECTED—1134 First Avenue, east side, 50 feet 5 inches north of East 62nd Street, Block 1457, Lot 3, Borough of Manhattan.  
 APPEARANCES—  
 For Applicant: Peter S. Gluck.  
 ACTION OF BOARD—Laid over to March 1, 1960, at 2 P. M. for inspection and decision.

## 623-59-A

APPLICANT—Sidney H. Kitzler for George Credidio, owner.  
 SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.  
 PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.  
 APPEARANCES—  
 For Applicant: Sidney H. Kitzler and George Credidio.  
 ACTION OF BOARD—Laid over to March 1, 1960, at 2 P. M. applicant to file drawings indicating proposed fire retarding or protection of walls of the structure and clearly specify its proposed use.

## 713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company, Incorporated, owner; Parsons Sanitarium, Incorporated, lessee.  
 SUBJECT—Application November 2, 1959—Appeal from a decision of the Borough Superintendent—re frame building, business use.  
 PREMISES AFFECTED—139-78 35th Avenue, southside, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.  
 APPEARANCES—  
 For Applicant: Robert Gordon.  
 ACTION OF BOARD—Laid over to February 24, 1960, at 2 P. M. for inspection and decision.

## 18-37-BZ—Vol. IV

APPLICANT—Carl H. Salminen for Kinney Motors, Inc., owner.  
 SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7h, 7i and 21 of the Zoning Resolution, permitting in a business and residence use C and D area district, the erection and maintenance of an auto showroom, offices, servicing of new and used cars and trucks, new car and truck conditioning, parts sale and storage, wheel alignment, car wash, welding with the use of oxyacetylene torch, car and truck storage in basement, gasoline pump and tank for servicing new cars—not for sale, parking of more than 5 cars in the residence portion of plot of cars awaiting service.  
 PREMISES AFFECTED—2166-2190 Coney Island Avenue, west side, 100 feet 4 $\frac{3}{8}$  inches south of First Court, Block 6685B, Lot 34, Borough of Brooklyn.  
 APPEARANCES—  
 For Applicant: Carl H. Salminen.  
 ACTION OF BOARD—Application reopened and resolution amended.  
 THE VOTE—  
 Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
 Negative: ..... 0  
 Absent: Chairman Foley and Commissioner Sleeper ... 2

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on April 7, 1959 on certain conditions; and  
 WHEREAS, the term of variance was extended on July 21, 1959; and  
 WHEREAS, the resolution was amended on July 21, 1959; and  
 WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 11, 1952, as *amended* through July 21, 1959 by adding thereto:

“that the gasoline pump may be relocated outside the rear of the building, as shown on revised drawing marked ‘Received February 1, 1960’, one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.”  
 (Amend. to N.B. 1986/58)

## 1293-39-BZ—Vol. II

APPLICANT—Paul Friedman for Walter Shapiro and Isidore Rachelson, owners.  
 SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use C area district, the erection and maintenance of a one story and cellar building to be used as stores using more than the area permitted.  
 PREMISES AFFECTED—1401-1407 Avenue M and 1291-1295 East 14th Street, northwest corner and 1402-1406



# MINUTES

Chestnut Avenue, Block 6735, Lot 121, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Paul Friedman.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper.... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on January 24, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on February 3, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as *amended* through February 3, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 2204/55)

### 359-54-BZ

APPLICANT—Haus and Bresin for Muller Brothers Holding Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 21 and 7A of the Zoning Resolution, permitting the extension of storage warehouse located in the business use district portion, to extend into the residence use portion, using more than the area permitted in a D area district and permitting a business entrance nearer the residence use district than is permitted to proposed extension of parking and storage of motor vehicles.

PREMISES AFFECTED—101-08 to 101-28 Queens Boulevard and 101-21 to 101-33 67th Drive, southwest corner, Block 3172, Lot 28, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper.... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 26, 1954 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on January 6, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 26, 1954, as amended through January 6, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 441/54)

### 456-58-BZ

APPLICANT—Irving N. Grayber for Florence Christiano, Joseph Christiano and Emily Muccardi, owners.

SUBJECT—Application for consideration—reopening for

extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, car wash, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles and the sale of used cars for a stated term of 15 years.

PREMISES AFFECTED—2800-2806 Boston Road, northeast corner of Radcliff Avenue, Block 4516, Lots 856 to 863, inclusive, Borough of The Bronx.

## APPEARANCES—

For Applicant: Irving N. Grayber.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper.... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. App. 583/58)

### 753-58-BZ

APPLICANT—John J. Lynch & James J. Lyons, Jr., for Rose Orzo, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non-automatic, motor vehicles repairs, hand tools only, parking and storage of more than five (5) motor vehicles, and used car sales lot for a stated term of fifteen (15) years.

PREMISES AFFECTED—1720 Boone Avenue and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

## APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1959, by adding thereto:

"that in the event the owner desires to make certain changes, such changes in arrangement may be permitted as shown on revised drawings marked 'Received December 21, 1959', 3 sheets, proposed conditions, *on condition* that other than as herein *amended* the resolution above



# MINUTES

cited shall be complied with in all respects." (N.B. 1173/58)

## 165-59-BZ

APPLICANT—Lama, Proskauer and Prober for Stadium Motor Lodge Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the erection of one ground sign and three signs on the facade of the residence hotel; the signs to be illuminated business signs.

PREMISES AFFECTED—241-249 West 167th Street and 1260-1268 Major Deegan Boulevard, northeast corner, Block 2530, Lot 9, Borough of The Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Samuel Bodian, City Construction Coordinator.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3

Negative ..... 0

Absent: Chairman Foley and Commissioner Sleeper... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1959, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant withdrew that portion of his request relative to increase in size, change in wording and relocation of sign No. 4.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on July 24, 1959, by adding thereto:

"that sign No. 2, on the Major Deegan Boulevard side of the building, may be reduced in size to 12 feet wide by 16 feet high, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (Electric Sign 20/59)

## 240-28-BZ—Vol. II

APPLICANT—George H. Colin for Cities Service Oil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 21 of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station by erecting a new accessory building for use as lubritorium, car washing, minor auto repairs, accessory sales and the parking and storage of more than five (5) motor vehicles, the proposed reconstruction to provide additional tanks and to relocate pumps and curb cuts.

PREMISES AFFECTED—35-01 Beach Channel Drive south side, and west of Beach 35th Street, Block 312, Lot 7, Edgemere, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application for amendment as to extension of time to complete withdrawn at the request of the applicant, substantial construction having been completed in compliance with Section 22A of the Zoning Resolution.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

## 164-52-BZ—Vol. II

APPLICANT—Anthony Carrello, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a business building (restaurant and store).

PREMISES AFFECTED—158-24 Brinkerhoff Avenue, southwest corner of 159th Street, Block 12162, Lot 34, South Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Sam Rice and Anthony Carrello.

ACTION OF BOARD—Application reopened as Vol. II, subject to regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

## 602-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for William McCormack, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars.

PREMISES AFFECTED—8-14 Ford Street, west side, 41 feet 9 inches south of Carroll Street, Block 1415, Lots 31, 32 and 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

## 915-48-BZ—Vol. III

APPLICANT—Joseph Torelli for Big Ten Super Service Station, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance and time to obtain a Certificate of Occupancy—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars.

PREMISES AFFECTED—78-15 31st Avenue and 30-66 79th Street, northwest corner, Block 1127, Lot 40, Jackson Heights, Borough of Queens.

### APPEARANCES—

For Applicant: T. Hartnett.

ACTION OF BOARD—Application reopened and set for hearing on March 8, 1960, at 10 a.m., to consider extension of time to obtain permits and complete the work and extension of the term of variance, requiring two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Fox and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Sleeper ... 2

Adjourned: 6:35 P. M.

JOSEPH J. DOYLE, Chief Clerk.



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## MINUTES

### \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on January 12, 1960, as they appeared in Bulletin No. 3, Vol. 45, hereby corrected to read as follows:

#### 595-59-A

APPLICANT—Harry Silverman, for 940 Third Avenue, Incorporated, owner.

SUBJECT—Application September 18, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, commercial use.

PREMISES AFFECTED—940 Third Avenue, west side, 75 feet, 5 inches north of East 56th Street, Block 1311, Lot 36, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Harry Silverman.

ACTION OF BOARD—Appeal granted on condition.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3  
Negative: ..... 0  
Absent: Commissioner Sleeper and Commissioner Becker 2

#### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1959 on Alt. Applic. 1232/59, reads:

“(1) Proposal to occupy the entire five floors of subject class 3 bldg. for commercial use is contrary to 4.2.1.B.C.”

and

WHEREAS, the applicant states that the building is 25 feet by 92 feet in area, 5 stories, 56 feet 6 inches high, of class 3 construction, located in retail use, B area, class 1½ height district, built before 1886, now used and occupied

follows: Cellar—boiler room and storage; 1st floor—stores, 10 persons; 2nd floor—1 apartment (3 rooms) and 3 furnished rooms, 10 persons; 3rd, 4th and 5th floors—9 furnished rooms and 10 persons each floor; and

WHEREAS, the applicant states that it is proposed to change use and occupancy: cellar—storage; 1st floor—store, 10 persons; 2nd, 3rd, 4th and 5th floors—office and furniture display, 10 persons each floor; that the new exits will consist of an interior 3 foot steel stair enclosed in 1 hour partitions with fireproof self-closing doors from roof to street; that the new elevator will have masonry shaft with fireproof self-closing doors; that all ceilings will be plastered over rock lath; that all floors will be reinforced in accordance with the Building Department for the required live loads; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated September 14, 1959, acting on Alt. App. 1232-59, Objection No. One, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work conform to drawings received with this appeal dated September 18, 1959, 4 sheets, and January 8, 1960, 2 sheets, revised; that a sprinkler system shall be provided throughout the building; that the occupancy of the building shall not be increased beyond the present occupancy; that the skylight on the rear roof shall be removed; that all other laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

\* Correction—In the Resolution portion under the second Whereas, the following was corrected from; 3 foot 8 inch steel stair enclosed in masonry, etc., to 3 foot steel stair as enclosed in 1 hour partitions etc. As shown in italics above.



# BULLETIN

OF THE

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No. 8

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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Rules Governing The Use of Equipment For Spraying and Drying of Paints, Varnishes, Lacquers and Other Inflammable Surface Coatings and Storage of Such Materials.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

MAX H. FOLEY, Chairman.



# CALENDAR

## DOCKET

*New Cases Filed up to February 16, 1960.*

*Cal. No. Dept. Premises Affected*

**85-60-BZ**—B.M.—74 (60 official) Wadsworth Avenue, and 651 West 176th Street, northwest corner, Block 2145, Lot 54, Borough of Manhattan, N.B. 251-59, re—erection of building for use as a launderette, residence use district.

**86-60-A**—B.M. 212-222 Broadway, east side from Fulton Street to Ann Street, 147-165 Fulton Street, 2-22 Ann Street, Block 89, Lots 5, 12, 13 and 14, Borough of Manhattan, N.B. 10-58, re—marquee.

**87-60-SM**—Reuther Material Co. Cinder and Concrete Blocks, 4 inch, 6 inch, 8 inch, 10 inch and 12 inch, 2 inch and 3 inch Triangle Marks on Core, manufactured by Reuther Material Company, Inc., Material.

**88-60-A**—B.M.—135 Christopher Street, north side, 98 feet, 7 inches east of Greenwich Street, Block 630, Lot 51, Borough of Manhattan, Alt. 74-60, re—fire escapes from cellar, and use of wood studs in cellar, and partitions in office area.

**89-60-BZ**—B.M.—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160 and 161, Borough of Manhattan, Alt. 2027-59, re—proposed supermarket, residence use and business use districts.

**90-60-BZ**—B.Bx.—57 East Burnside Avenue, northeast corner Walton Avenue, Block 3178, Lot 1, Borough of The Bronx, Alt. 1130-59, re—change of use of the stores and theatre to supermarket on first floor and bowling alleys on the second and third floors, retail and residence use districts.

**91-60-BZ**—B.M.—759-769 Broadway, west side, block front from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, (Unit #1), Alt. 47-60, re—transient parking in garage in cellar of multiple dwelling, local retail and residence use districts.

**92-60-BZ**—B.M.—21-33 University Place, east side, block front from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan, (Unit #2), Alt. 48-60, re—transient parking in garage in cellar of multiple dwelling, local retail and residence use districts.

**93-60-BZ**—B.M.—40 East 9th Street, south side, 227 feet 7¾ inches east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, (Unit #3), Alt. 49-60, re—transient parking in garage in cellar of multiple dwelling, local retail and residence use districts.

**94-60-SM**—Tecfab Spandrel, Apron and/or Curtain Wall in Class I Construction manufactured by Tecfab, Inc., Material.

**95-60-SM**—Stylux and Lite-Panel, translucent fiber glass building panels, Grade 515 and Grade 620, manufactured by Butler Manufacturing Company, Material.

**96-60-A**—F.D.—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City,

Borough of Queens, F.D. Order No. 1890-9, re—exit locks.

**97-60-SA**—Bryant "Crystalglas" gas-fired water heaters, Model Nos. 147B, 148 and 158, manufactured by Bryant Manufacturing Co., Appliance.

**98-60-SA**—Insto-Hot Portable Heaters, Models #1415, 1415T, 1420 and 1420S, (Salamanders), manufactured by Insto-Gas Corp., Appliance.

**99-60-BZ**—B.M.—201 East 70th Street, and 1213-1229 3rd Avenue, northeast corner, and 200 East 71st Street, Borough of Manhattan, N.B. 150-58, re—proposed reduction to provide garage area less than 20% of number of apartments in a Multiple Dwelling.

**100-60-SA**—Blue Circle—Wee Scot Gas Boiler, Model Nos. 58, 78 and 98, also with suffix C, manufactured by Dunkirk Radiator Corp., Appliance.

**101-60-SA**—Dema Engineering Co. Dual Liquid Proportioner, Model No. 189, manufactured by Dema Engineering Co., Appliance.

## Restored to Docket

**8-37-BZ—Vol. II**—B.B.—113-125 Hamilton Avenue, east side, from Woodhull to Columbia Streets; 2-12 Woodhull Street and 306-314 Columbia Street, Block 362, Lot 1, Borough of Brooklyn, Alt. 3426-59, re—extension of use existing gasoline service station, office, lubritorium, etc.—business use district.

**603-37-BZ—Vol. II**—B.Q.—241-09 to 241-21 (241-15 official) Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglaston, Borough of Queens, N.B. 4885-59, re—gasoline service station, lubritorium, minor auto repairs, car washing, parking and storage of motor vehicles; ground signs, etc.—local retail use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

Last Publication

|                                                                                |                                |
|--------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                         | April 15, 1958.                |



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## Last Publication

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Feb. 11, 1960—Vol. 45, No. 6   |
| Fireproof Wood, Testing of .....                                                                                                                             | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories Rules for..                                                                                                                             | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | April 15, 1958.                |
| Sprinkler, Rules .....                                                                                                                                       | Feb. 25, 1960—Vol. 45, No. 8   |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations, Reporting.                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## MARCH 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 1, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 655-59-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

SUBJECT—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

PREMISES AFFECTED—133 East 61st Street, north-side, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

Hearing closed—Laid over from February 16, 1960, to March 1, 1960, for hearing, at the request of an objector.

### 703-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert Feingold, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

PREMISES AFFECTED—8009-8023 21st Avenue, and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

Hearing closed—Laid over from February 16, 1960, to March 1, 1960 for hearing; at the request of an objector applicant concurring.

### 247-56-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for John and Irene Steven, owners.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class One building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room extending from the business use into the residence use portion of the plot and occupying more than the permitted area coverage with parking of patrons' cars, no fee, on the unbuilt upon portion of the plot.

PREMISES AFFECTED—160-28 to 160-54, 160-30 Official, Cross Bay Boulevard and 92-05 to 92-17 161st Avenue, northwest corner, and 161-01 to 161-45 92nd Street and 92-02 to 92-08 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

### 186-52-BZ—Vol. II

APPLICANT—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

SUBJECT—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district the erection of a one story extension to the existing one story building and extend the present supermarket.

PREMISES AFFECTED—130-134 Seventh Avenue and 756-764 Carroll Street, southwest corner, Block 963, Lots 47 and 52, Borough of Brooklyn.

### 754-59-BZ

APPLICANT—Max Siegel Associates for Park Web Incorporated, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection of a one (1) story business building for a supermarket with accessory parking, loading berth and business signs for a term of 21 (21) years, with the omission of the required side yard and setbacks on the street line.

PREMISES AFFECTED—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of the Bronx.

### 124-35-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Raoul M. Weigner, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office and sale of accessories and parking and storage of cars awaiting service.

PREMISES AFFECTED—242-11 Jamaica Avenue and 243rd Street, northwest corner, Block 8007, Lots 90 and 95, Bellerose, Borough of Queens.

### 752-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom and car wash and extend these uses to include minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th St. within 75 ft. of the residence use district.



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**PREMISES AFFECTED**—228-12 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

## 288-57-BZ—Vol. II

**APPLICANT**—Henry J. Nurick for Anna Pick, owner.  
**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing legal parking lot on part of lot 72 into the residential portion of the property on part of Lot 72 and on part of Lot 6 for a term of five (5) years.

**PREMISES AFFECTED**—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road, 87-21 Dalny Road, Block 9954, lots 6 and 72, Jamaica, Borough of Queens.

## 465-42-BZ—Vol II

**APPLICANT**—Jerome W. Perlstein, owner.  
**SUBJECT**—Application reopened July 7, 1959 as Volume II—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of three one story masonry extensions and a one story masonry building and to extending the present factory use.

**PREMISES AFFECTED**—83-02 to 83-20 Atlantic Avenue, 94-01 to 94-15 83rd Street, southeast corner, and 94-02 to 94-16 84th Street, Block 9014, Lots 1 and 11, Ozone Park, Borough of Queens.

## 201-57-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Marie Kramer, owner.  
**SUBJECT**—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

## 393-48-BZ—Vol. II

**APPLICANT**—Joseph Mitchell for 351-353 West 54th Street Inc., owner; James E. Mitchell, lessee.  
**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the erection of a one story extension at the rear of 353 W. 54th Street, extend the present use of a woodworking shop from 351-353 West 54th Street, provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 West 54th Street and additional studio and office on the first floor of 353 West 54th Street.

**PREMISES AFFECTED**—351 to 353 West 54th Street, north side, 150 feet East of Ninth Avenue, Block 1045, Lots 7 and 8, Borough of Manhattan.

## 758-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Hamilton Federal Savings and Loan Association, owner.  
**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a two story building to be occupied as a bank and occupying more than the permitted area and without the required yard.

**PREMISES AFFECTED**—411 to 413 86th Street north side, 75 feet east of 4th Avenue, Block 6035, Lots 75 and 76, Borough of Brooklyn.

## 666-59-BZ

**APPLICANT**—Burke, Green and Groh for Herbert Reynolds, owners.

**SUBJECT**—Application October 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage and sale of used parts and sale of used cars.

**PREMISES AFFECTED**—147-23 Springfield Lane, northeast corner of 149th Avenue, Block 13435, Lots 56, 58, 16, 18, 20, 24, Springfield Gardens, Borough of Queens.

## 653-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Janrac Holding Corporation; Selma Haas, lessee.

**SUBJECT**—Application September 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of a retail dress store in a first floor apartment of a Class A multiple dwelling for a temporary term of years.

**PREMISES AFFECTED**—105-05 69th Avenue, northeast corner of Queens Boulevard, Block 2139, Lot 1, Forest Hills, Borough of Queens.

## 22-59-BZ

**APPLICANT**—Burke, Green & Groh for Stefano Boide and Alexander List, owners.

**SUBJECT**—Application January 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D and E area district the construction of four attached houses occupying more than the permitted area coverage without the required rear and side yards and with less than the required parking spaces.

**PREMISES AFFECTED**—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

## 619-31-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober, for Morben Properties, Inc., owner; Socony Mobil Oil Company, Inc., lessee.

**SUBJECT**—Application reopened February 2, 1960 for consideration as to extension of term of variance, expires July 17, 1961—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a residence use district, for a temporary term of 10 years, the premises use district, having a frontage of 164.17 feet on Sutphin Boulevard and a depth of 84.16 feet along 111th Avenue to be continued in occupancy as a gasoline service station.

**PREMISES AFFECTED**—148-14 to 148-26 111th Avenue, southwest corner of Sutphin Boulevard, Block 2745, part of Lot 26, Jamaica, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson, for Barnett Maller, owner.

**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

Laid over from February 2, 1960, to March 1, 1960, for inspection and decision; applicant to file revised plans showing correct dimensions.



# CALENDAR

## 210-59-BZ

**APPLICANT**—Samuel Carr, for Pericles Mellon, owner.  
**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.  
**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring; then to February 2, 1960, for inspection and decision; then adjourned to tentative date of March 1, 1960, for decision; at the request of applicant to revise plans and obtain new decision.

## 597-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Co., Inc., owner.  
**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

**PREMISES AFFECTED**—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

**Hearing closed**. Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; applicant having changed the basis of his application from 7c and 7i and 21 to 7a and 21; then to March 1, 1960, for decision; applicant to file revised drawings.

## 696-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.  
**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cuts and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

**PREMISES AFFECTED**—6313-6323 Fort Hamilton Parkway and 957-967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

**Hearing closed**.—Laid over from January 26, 1960, to February 9, 1960, for inspection and decision; then to March 1, 1960, for decision; applicant to file new plans showing building in a different position on the lot and constructed of face brick; applicant amended his basis of appeal to Sections 7a and 7A of the Zoning Resolution.

## 379-33-BZ—Vol. IV

**APPLICANT**—Lama, Proskauer and Prober for Anna Haurylak, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

**PREMISES AFFECTED**—79-10 Astoria Boulevard south-

east corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision.

## 760-59-BZ

**APPLICANT**—Charles M. Spindler for Panarama Realty Corporation, owner.

**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under sections 7e, and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—241-02 to 241-16 Northern Boulevard, and 240-01 to 240-13 Alameda Avenue, southeast corner Block 8178, Lot 1, Douglaston, Borough of Queens.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision.

## 734-59-BZ

**APPLICANT**—Abraham Grossman for Dominick Caridi, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building from storage and sale of lumber to buying, storage and selling of junk, particularly metals and continue the use of the upper floor for manufacturing.

**PREMISES AFFECTED**—237 West 26th Street, north side, 288 feet, 9 inches, east of Eighth Avenue, Block 776, Lot 16, Borough of Manhattan.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision.

## 401-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Mona Donner, owner; Jubilee Motors, lessee.

**SUBJECT**—Application reopened June 16, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of trailer sales with signs, curb cuts and office to a used car sales lot previously granted by the Board all for a temporary term of five (5) years.

**PREMISES AFFECTED**—1875 Bruckner Boulevard, northwest corner of Underhill Avenue, Block 3731, Lots 1 and 75, Borough of The Bronx.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision.

## 609-59-BZ

**APPLICANT**—Abraham N. Horwitz for Estate of Maria Lombardi, owner; Edward Lombardi, executor, Salvatore Santello, lessee.

**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs using hand tools only, office and sale of auto accessories.

**PREMISES AFFECTED**—651-653 4th Avenue, and 175-183 20th Street, northeast corner, Block 637, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision; applicant to file drawing and amended statement.

## 850-59-BZ

**APPLICANT**—Charles M. Spindler for Aujo Realty Corporation, owner.



# CALENDAR

**SUBJECT**—Application December 14, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a motor vehicle repair shop.

**PREMISES AFFECTED**—6202-6212 Fort Hamilton Parkway and 942-952 62nd Street, southwest corner, Block 5729, Lot 24, Borough of Brooklyn.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision.

## 721-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales and utility rooms with business signs and entrance and show window within 75 feet of a residence use district and the parking and storage of motor vehicles.

**PREMISES AFFECTED**—10-16 Patchen Avenue and 1094-1098 Lafayette Avenue, southwest corner, Block 1612, Lots 42 and 43, Borough of Brooklyn.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision; applicant changed basis of application to Sections 7f, 7i and 7A.

MAX H. FOLEY, *Chairman*.

## MARCH 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, March 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 566-48-A—Vol. II

**APPLICANT**—Hurley and Hughes for New York College of Music, owner.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

**PREMISES AFFECTED**—114-115 East 85th Street, south side, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

### 623-59-A

**APPLICANT**—Sidney H. Kitzler, for George Credidio, owner.

**SUBJECT**—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

**PREMISES AFFECTED**—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

### 522-59-A

**APPLICANT**—Lama, Proskauer and Prober of Fifth Avenue Jewelers Exchange Incorporated, owners.

**SUBJECT**—Application August 5, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—30-34 West 47th Street, south side, 390 feet west of Fifth Avenue, Block 1262, Lot 54, Borough of Manhattan.

### 598-59-A

**APPLICANT**—S. Walter Katz for Rayaldo Realty Corporation, owner.

**SUBJECT**—Application September 21, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 construction, height excessive.

**PREMISES AFFECTED**—1134 First Avenue, east side, 50 feet 5 inches north of East 62nd Street, Block 1457, Lot 3, Borough of Manhattan.

### 614-59-A

**APPLICANT**—De Rose and Cavalieri for Barson Associates, Incorporated, owner; Julie Research Laboratories Incorporated, lessee.

**SUBJECT**—Application September 28, 1959—Appeal from a decision of the Borough Superintendent—re fire alarm system and egress.

**PREMISES AFFECTED**—554 West 168th Street, south side, 103 feet, 6 3/8 inches east of St. Nicholas Avenue, Block 2124, Lot 33, Borough of Manhattan.

### 636-59-A

**APPLICANT**—De Rose and Cavalieri for John Laga and Lillian Laga, owners.

**SUBJECT**—Application October 5, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 172 of the Multiple Dwelling Law re—conversion of existing garage into an apartment.

**PREMISES AFFECTED**—548 East 191st Street, south side, 150 feet east of Bathgate Avenue, Block 3273, Lot 318, Borough of The Bronx.

### 663-59-A

**APPLICANT**—Frank Randazzo for Fred N. Knaup, owner.

**SUBJECT**—Application October 14, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, business use.

**PREMISES AFFECTED**—483 Driggs Avenue, east side, 25 feet south of North 10th Street, Block 2306, Lot 7, Borough of Brooklyn.

### 671-59-A

**APPLICANT**—Leonard F. Rothkrug for John Breglia, owner.

**SUBJECT**—Application October 21, 1959—Appeal from a decision of the Borough Superintendent, re—basement living quarters.

**PREMISES AFFECTED**—65 Bay 31st Street, east side, 140 feet north of Benson Avenue, Block 6382, Lot 14, Borough of Brooklyn.

### 675-59-A

**APPLICANT**—Seymour A. Mitteldorf for Kaylou Realty Corporation, Incorporated, owner.

**SUBJECT**—Application October 20, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—58 East 11th Street, southside, 230.10 feet east of University Place, Block 562, Lot 13, Borough of Manhattan.

### 559-52-A—Vol. II

**APPLICANT**—Ross and Atkin for George Rogoff, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re Frame structure, business use.

**PREMISES AFFECTED**—4151 Boston Road, north side, 424.79 feet east of Provost Avenue, Block 4953, Lot 114, Borough of the Bronx.

### 974-57-A

**APPLICANT**—Simeon Heller and George J. Meltzer for 172nd Street Realty Corp., owner; Eutectic Welding Alloys Corp., lessee.

**SUBJECT**—Application November 29, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in area of building.

**PREMISES AFFECTED**—40-40 172nd Street and 171-20 Station Road, block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

### 540-59-A

**APPLICANT**—Jerome W. Perlstein for Community Realty Corporation.

**SUBJECT**—Application August 21, 1959—re egress.



# CALENDAR

**PREMISES AFFECTED**—46-41 Vernon Boulevard, east side 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

## 730-59-A

**APPLICANT**—Martin Isaacs for Frank G. Shattuck Company, owner.

**SUBJECT**—Application November 4, 1959—Appeal from a decision of the Fire Superintendent—re smoking in factory building.

**PREMISES AFFECTED**—52-54 West 23rd Street, south side, 284 feet east of Avenue of the Americas, and 41-49 West 22nd Street, north side, 212 feet east of The Avenue of The Americas, Block 824, Lots 12, 65, and 67, Borough of Manhattan.

## 733-59-A

**APPLICANT**—H. M. Karson for Hong Yick Realty Corporation, owner; Min Sang Laundry, lessee.

**SUBJECT**—Application November 9, 1959—Appeal from a decision of the Borough Superintendent re—Revocation of permit 4963-58 issued re Alt. 841-56.

**PREMISES AFFECTED**—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

## 834-59-A

**APPLICANT**—Henry Ringelheim for Henry and Rosalia Ringelheim, owner.

**SUBJECT**—Application December, 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

**PREMISES AFFECTED**—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

**MARCH 8, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 8, 1960*, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y. on the following matters:

## 412-59-BZ

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repair and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

**Hearing closed.**—Laid over to December 22, 1959 for hearing at the request of an objector; no further request for adjournment to be entertained; then, to January 12, 1960, for inspection and decision; then to January 19, 1960, for further study and decision; then laid over from January 19, 1960, to date to be set; now set for March 8, 1960, after applicant amends application and rectifies housekeeping conditions; and for reinspection and decision.

## 413-59-A

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—Class 3 Construction.

**PREMISES AFFECTED**—4512-4516 16th Avenue and

1583-1585 46 Street, north west corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

**MARCH 15, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, March 15, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 750-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under section 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room office and sales, ground signs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—858-864 East 167th Street, and 1083-1087 Hall Street, southwest corner, Block 2691, Lot 86, Borough of The Bronx.

## 425-59-BZ

**APPLICANT**—Norman Lederer and Leonard Joseph for Mary Building Company Incorporated; owner of Contract: Salvatore Contone, Jr.

**SUBJECT**—Application June 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building from bar and restaurant to factory for manufacturing of ladies dresses and garments of the needle trade.

**PREMISES AFFECTED**—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

## 200-24-BZ—Vol. III

**APPLICANT**—Leonard F. Rothkrug, Herbst and Rusciano for Jerome Estates, Inc., owner.

**SUBJECT**—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the board, to auto repair, minor body and fender work, auto painting—for a term of ten (10) years.

**PREMISES AFFECTED**—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

## 37-59-BZ

**APPLICANT**—George Gomez, owner.

**SUBJECT**—Application January 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

**PREMISES AFFECTED**—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

## 718-59-BZ

**APPLICANT**—Maxfield Blaufeux for John Baldanza, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—1843 to 1845 Nostrand Avenue, east side, 34 feet 10 inches south of Avenue D, Block 4964, Lot 35, Borough of Brooklyn.



# CALENDAR

## 751-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7c, 7i, 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales and utility rooms, and parking and storage of motor vehicles, ground signs, with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—209-06 209-18, 209-08 Official, 48th Avenue, and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.

## 377-59-BZ

APPLICANT—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

SUBJECT—Application June 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of business signs on an existing marquee for a stated term of five (5) years.

PREMISES AFFECTED—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

## 378-59-A

APPLICANT—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

SUBJECT—Application June 11, 1959—Class III Construction, Public Market.

PREMISES AFFECTED—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

## 684-59-BZ

APPLICANT—Jacob Berman for Ozone Metal Products, owner.

SUBJECT—Application October 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of the company only.

PREMISES AFFECTED—101-16 103rd Avenue, southwest corner of 102nd Street, Block 9505, Lots 5 and 9, Ozone Park, Borough of Queens.

## 685-59-BZ

APPLICANT—Mazza and Seccia for Carnegie Hall Incorporated, owner; Filex Corporation, lessee.

SUBJECT—Application October 23, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles and attendant's shanty extending from the business use into the restricted retail use portion of the plot.

PREMISES AFFECTED—152 West 57th Street, south side, 150 feet east of 7th Avenue, and 155-159 West 56th Street, Block 1009, Lots 6, 8 and 57, Borough of Manhattan.

## 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

## 753-59-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; King Kullen Grocery Company, Incorporated, lessee.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of the plot.

PREMISES AFFECTED—114-44 Van Wyck Expressway, west side, 100 feet north of 115th Avenue, Block 11661, Lot 17, South Ozone Park, Borough of Queens.

## 931-54-BZ—Vol. II

APPLICANT—Jacob Berman for Sidney Esikoff and Randolph J. Kruger, owners; G and T Service Station, lessee.

SUBJECT—Application reopened October 27, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a present gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars awaiting service to gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, automatic auto laundry, storage and sale of accessories, office and parking of cars awaiting service.

PREMISES AFFECTED—3513 to 3527 Atlantic Avenue and 308 to 316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

## 358-26-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use B area district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

## 777-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—113-28 to 113-48 (113-44 Official), Farmers Boulevard, northwest corner, from 189-23 to 189-43 Murdock Avenue to 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

## 96-53-BZ—Vol. IV

APPLICANT—Burke, Green and Groh for Alex Eisenberg, owner; Sunnydale Farms Incorporated, lessee.

SUBJECT—Application reopened December 8, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a two story extension to the milk depot building on Stanley Street.

PREMISES AFFECTED—392 to 414 Stanley Avenue, southwest corner of Malta Street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn.



# CALENDAR

## 124-59-BZ

APPLICANT—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car washing, (non-automatic), lubritorium, storage and sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

PREMISES AFFECTED—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

## 469-41-BZ—Vol. II

APPLICANT—Albert Melniker, for Frank L. Grennie, owner (under contract to purchase; Isle Fuel Oil Service Co.)

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

Hearing closed—Laid over from January 12, 1960, date to be set for inspection and decision; now set for March 15, 1960.

## 254-59-A

APPLICANT—Albert Melniker for Frank L. Grennie, owner.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35 General City Law—re curb cuts in bed of mapped street.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## 437-59-BZ

APPLICANT—Albert Melniker for Maxwell and Bertha Goldberg, owners.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, car wash, non-automatic, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2121 Hylan Boulevard and 292 Lincoln Avenue, southwest corner, Block 3614, Lot 1, Grant City, Borough of Richmond.

Hearing closed—Laid over from January 19, 1960, for inspection and decision; date for decision to be set; now set for March 15, 1960.

## 180-59-BZ

APPLICANT—John E. Paggioli, for Nunziata Carannante, owner.

SUBJECT—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles.

Hearing closed—Laid over from January 12, 1960, for inspection and decision; date to be set; now set for March 15, 1960.

MAX H. FOLEY, *Chairman.*

MARCH 15, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 15, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 811-59-A

APPLICANT—Abraham Grossman for Danthe Realty Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements under section 177, subdivisions 1 and 3 of the Multiple Dwelling—re depth of yard.

PREMISES AFFECTED—26 West 10th Street, south side, 374 feet west of Fifth Avenue, Block 573, Lot 29, Borough of Manhattan.

## 812-59-A

APPLICANT—Abraham Grossmann for 317 West 22nd Street Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for Variation of Section 171, Subdivision 2f of the Multiple Dwelling Law re—proposed extension in area.

PREMISES AFFECTED—317 West 22nd Street, north side, 234 feet 4½ inches west of Eighth Avenue, Block 746, Lot 27, Borough of Manhattan.

## 784-59-A

APPLICANT—Charles N. Whinston for William Intner, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re exterior walls.

PREMISES AFFECTED—63-15 Traffic Street, northwest corner of Menahan Street, Block 3608, Lot 100, Ridgewood, Borough of Queens.

## 33-60-A

APPLICANT—Herman E. Horwood for Ado Cristante, owner.

SUBJECT—Application January 13, 1960—Appeal from a decision of the Borough Superintendent re—relocation of frame building, fire limits.

PREMISES AFFECTED—628-630 Crescent Avenue, southside, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, west side, 107.21 feet south of Crescent Avenue, Block 3087, Lots 11 and 19, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING FEBRUARY 16, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of Special Meeting, Friday morning, January 29, 1960 and the minutes of the regular meetings of the

Board held on Tuesday morning and afternoon February 2, 1960 were approved as printed in the Bulletin of February 11, 1960, Vol. 45. No. 6.

## 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.



# MINUTES

**SUBJECT**—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking of cars awaiting service for a stated term of twenty (20) years.

**PREMISES AFFECTED**—79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

**APPEARANCES**—

For Applicant: R. S. Hardy, Sonia Blair and Gloria Briselli.

For Opposition: Louis C. Moser, Charles Tomasek, Ernest Backert, John Logan, Amelia Coleman, Olive Yassimakis, Gertrude Searles, Clare Logan, Evelyn Tomasek, Allan Hall, Barbara Salmon, Henry Schoeps, Samuel Bodian for Park Dept. Katherine Schoeps, Oldrich Basta and Martin Sciortino.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**401-53-BZ—Vol. II**

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Mona Donner, owner; Jubilee Motors, lessee.

**SUBJECT**—Application reopened June 16, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of trailer sales with signs, curb-cuts and office to a used car sales lot, previously granted by the Board, all for a temporary term of five (5) years.

**PREMISES AFFECTED**—1875 Bruckner Boulevard, northwest corner of Underhill Avenue, Block 3731, Lots 1 and 75, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug and Meyer Levy.

For Opposition: Harvey Fox for N.Y.C. Housing Authority.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**609-59-BZ**

**APPLICANT**—Abraham N. Horwitz for Estate of Maria Lombardi, owner; Edward Lombardi, executor; Salvatore Santello, lessee.

**SUBJECT**—Application September 14, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs using hand tools only, office and sale of auto accessories.

**PREMISES AFFECTED**—651-653 4th Avenue and 175-183 20th Street, northeast corner, Block 637, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Abraham N. Horwitz.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; applicant to file drawing and amended statement; hearing closed.

**646-59-BZ**

**APPLICANT**—Julian Roth of Emery Roth and Sons for R.C.A. Communications, Incorporated, owner.

**SUBJECT**—Application October 8, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2½ height district, the erection of a 38 story office building exceeding the permitted height.

**PREMISES AFFECTED**—15-33 Beaver Street and 54-66 Broad Street, northwest corner, and 52-66 New Street, Block 24, Lots 1, 4, 6, 8, 9, 10, 13, 14, 40, 42, and 44, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

For Opposition: Peter Campbell Brown and Robert A. Koeppe.

**ACTION OF BOARD**—Laid over to February 24, 1960, at 10 A. M. for continued hearing.

**650-59-BZ**

**APPLICANT**—Carl H. Salminen for John Ryback, owner.  
**SUBJECT**—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

**PREMISES AFFECTED**—111-31 44th Avenue, northside, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

**APPEARANCES**—

For Applicant: Carl H. Salminen.

For Opposition: None.

**ACTION OF BOARD**—Taken off calendar; referred to Engineer; Applicant to file proof of service.

**655-59-BZ**

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

**SUBJECT**—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

**PREMISES AFFECTED**—133 East 61st Street, northside, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Donald D. Fisher, S. Cohen and F. W. Weber.

For Opposition: Lalar Enanuer, Chester L. Hirsch, R. Preston Searle, Hale R. Allen, Erland Weyhe, Joseph Trachtman and Irwin J. Robinson.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for hearing, at the request of an objector.

**703-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Robert Feingold, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

**PREMISES AFFECTED**—8009-8023 21st Avenue and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: R. S. Hardy and James E. Vassalotti.

For Opposition: Joseph M. Walsh, Jr.

**ACTION OF BOARD**—Laid over to March 1, 1960, at 10 A. M. for hearing at the request of an objector; applicant concurring.

**721-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the reconstruction of an existing gasoline service station and extend the uses to include gasoline service station, lubricatorium, minor auto repairs, car washing, sales and utility rooms with business signs and entrance and show window within 75 feet of a residence use district and the



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parking and storage of motor vehicles.  
PREMISES AFFECTED—10-16 Patchen Avenue and 1094-1098 Lafayette Avenue, southwest corner, Block 1612, Lots 42 and 43, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Bernard Lesser.

ACTION OF BOARD—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; applicant changed basis of application to Sections 7f, 7i and 7A; hearing closed.

## 734-59-BZ

APPLICANT—Abraham Grossman for Dominick Caridi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building, from storage and sale of lumber, to buying, storage and selling of junk, particularly metals and continue the use of the upper floor for manufacturing.

PREMISES AFFECTED—237 West 26th Street, north side, 288 feet 9 inches east of Eighth Avenue, Block 776, Lot 16, Borough of Manhattan.

## APPEARANCES—

For Applicant: Abraham Grossman and Dominick Caridi.

For Opposition: Milton Brown and Harry Lutz.

ACTION OF BOARD—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 760-59-BZ

APPLICANT—Charles M. Spindler for Panarama Realty Corporation, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—241-02 to 241-16, (241-02 Official) Northern Boulevard and 240-01 to 240-13 Alameda Avenue, southeast corner, Block 8178, Lot 1, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Charles Spindler.

For Opposition: Bernard A. Helfat, Lucy T. Levine, Mary Ustin, Margaret Leider, Ethel V. Larkin, Joseph A. Spah, Eugene L. Boyle, Evelyn V. Spah and Frank A. Foehrenrach.

ACTION OF BOARD—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 850-59-BZ

APPLICANT—Charles M. Spindler for Aujo Realty Corporation, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a motor vehicle repair shop.

PREMISES AFFECTED—6202-6212 Fort Hamilton Parkway and 942-952 62nd Street, southwest corner, Block 5729, Lot 24, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Isidore Feinstein.

ACTION OF BOARD—Laid over to March 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 191-29-BZ—Vol. II

APPLICANT—Ivan Pinsker for Gussie Furst, owner; Marks Petroleum Products Corp., lessee.

SUBJECT—Application reopened May 5, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only.

PREMISES AFFECTED—1656-1664 St. Marks Avenue, southwest corner of Eastern Parkway, Block 1460, Lot 32, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Ivan Pinsker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 13, 1959 acting on Alt. Applic. No. 256-59, reads:

"3. Proposed extension of plot and change of occupancy from gasoline station to gasoline station and minor repairs with hand tools only, in a Business Zone, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution and contrary to Bd. of Standards and Appeals variance under Cal. 191-29-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the granting of the application under certain conditions; and

WHEREAS, the applicant changed the basis of his application from Sections 7c and 7i to Sections 7a and 7i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension of the present uses of an existing gasoline service station to include minor repairs with hand tools only, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 20, 1959, 1 sheet and December 29, 1959, 5 sheets; that the sidewalks, curbs and curb cuts shall be put in a condition satisfactory to the Borough President; that any illegal signs on the property shall be removed; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 557-32-BZ—Vol. II

APPLICANT—Ervin Palmer for Jack Garfield, owner.

SUBJECT—Application reopened January 20, 1959, as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles of the passenger type.

PREMISES AFFECTED—208 East 12th Street, south side, 150 feet east of Third Avenue, Block 467, Lot 13, Borough of Manhattan.

## APPEARANCES—

For Applicant: Irvin Palmer.

For Opposition: None.

ACTION OF BOARD—Application denied.



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## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960, after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; applicant to file layout indicating parking arrangement, objector to file copy of restrictive covenant; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1958 acting on Alt. Applic. No. 1701-58, reads:

"1. Proposed parking lot located in Residence Use (parking lot for more than five (5) motor vehicles passenger cars only) is contrary to Article II, Section 3 of Zoning Resolution."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 1701-58, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 335-35-BZ—Vol. IV

APPLICANT—Burke, Green and Groh for Anrob Realty Co., Inc., owner.

SUBJECT—Application reopened January 19, 1960 for consideration as to extension of time to complete, expired July 1, 1959 and amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse, (stores, plumbing fixtures, etc.), 5 car garage and loading platform.

PREMISES AFFECTED—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.  
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker ..... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, on April 30, 1957, this application—Vol. IV—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation on July 1, 1959; and

WHEREAS, this application was reopened on January 19, 1960 and set for hearing on February 16, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1959 acting on Alt. Applic. No. 151-56, reads:

"1. Request to extend time to complete work beyond time limit specified by Bd. of S. & A. is contrary to Bd. S. & A. Res. 335-35-BZ, Vol. IV and is referred back to Board for reconsideration.

"2. The proposed change in plans to omit cellar and revise window and fire door layout is contrary to Bd. of S. & A. Res. 335-35-BZ, Vol. IV and is referred back to Board for reconsideration."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

and laid over to February 24, 1960, at 2 P.M. for consideration as to amendment of the resolution.

## 1049-47-BZ—Vol. II

APPLICANT—Joseph Krendel for Pelran Realty Corp., owner.

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story buildings occupying more than the permitted area and occupied by stores, restaurant, catering and club rooms on first and second floors, with accessory parking of motor vehicles on the open area of the plot.

PREMISES AFFECTED—3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

For Opposition: S. Peter La Rosa, E. York and E. Richardson

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1959 acting on N. B. Applic. No. 1313-58, reads:

"1. The second floor of the proposed building in a local retail use district is contrary to Article II Sec. 4c of the Zoning Resolution.

2. The coverage of the proposed building within the Local Retail Zone in a D coverage zone is contrary to Article IV Sec. 14 of the Zon. Res."

and as thereafter amended by decision dated October 28, 1959, which reads:

"1. The second floor of the proposed building in a local retail use district is contrary to Art. II Sec. 4c of the Zoning Res.

2. The coverage of the proposed building within the Local Retail Zone in a D coverage Zone is contrary to Art. IV Sec. 14 of the Zon. Res.

4. The proposed accessory parking in the Residential use district is contrary to Art. II Sec. 3 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise



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of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution to permit in a local retail and residence use, D and DD area district, the erection of a two story building occupying more than the permitted area and occupied by stores, restaurant, catering and club rooms on the first and second floors *on condition* that the work be done in accordance with drawings filed with this application dated December 2, 1959, 3 sheets, and December 30, 1959, one sheet; and on the further condition that a brick wall, five feet six inches in height, shall be constructed along the Edison Avenue lot line; that this brick wall shall be continued along the north and south lot lines from Edison Avenue to East Tremont Avenue; that there shall be no openings in this brick wall; that the outer side of this wall shall be of face brick with a coping of face brick or stone; that there shall be no signs visible in the residence district; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 1-51-BZ—Vol. I

APPLICANT—Burke, Green and Groh for Arthur R. Mullin, owner.

SUBJECT—Application reopened January 19, 1960 for consideration as to extension of term of variance, expires July 12, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a local retail use district, the sale and display of more than five (5) new and used motor vehicles for a term of fifteen (15) years.

PREMISES AFFECTED—243-02 to 243-10 Northern Boulevard, southeast corner of 243rd Street, Block 8180, Lot 1, Douglaston, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on May 1, 1951 as amended July 12, 1955, this application—Vol. I—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation on July 12, 1960; and

WHEREAS, this application was reopened on January 19, 1960 and set for hearing on February 16, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 17, 1959 acting on Alt. Applic. No. 2957-50, reads:

"1. The proposed extension of variance by the Board for the sale and display of more than 5 new and used motor vehicles in a local retail district is contrary to Art. 2, Sec. 4-c of the Z. R. and the resolution of the Board under Cal. #1-51-BZ. Present variance will expire on July 12, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 1, 1951, as

amended through July 12, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 316-58-BZ

APPLICANT—Aaron Halpern for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Aaron Halpern.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; applicant to report on certificate of occupancy; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 8, 1958 acting on Alt. Applic. No. 574-57, reads:

"1. The proposed change in use from factory to warehouse of a structure on a lot located in a residence use district is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 574/57, Objection No. 1, dated May 8, 1958, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 317-58-A

APPLICANT—Aaron Halpern for Raldore Corp., owner.

SUBJECT—Application May 20, 1958—Appeal from a decision of the Borough Superintendent, re change in use of frame building factory to warehouse, re live load, etc.

PREMISES AFFECTED—95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Aaron Halpern.

ACTION OF BOARD—Appeal withdrawn at the request of applicant, in view of the Board's denial of Cal. No. 316-58-BZ.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 50-59-BZ

APPLICANT—Dominick Salvati and Son for Beachland Amusement Company, owner.

SUBJECT—Application January 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail district, the



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erection of an amusement center.  
PREMISES AFFECTED—346 Sand Lane, southwest corner of Oceanside Avenue, Block 3491, Lot 85, South Beach, Borough of Richmond.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1959 acting on N.B. Applic. No. 8-55, reads:

"1. Proposed amusement bldg. and amusement devices located in a restricted retail area district is contrary to Art. II Sect. 4B of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 8/55, Objection No. 1, dated January 27, 1959, be and hereby is *affirmed* and that the application be and it hereby is *denied*.

## 89-59-BZ

APPLICANT—Burke, Green & Groh for Nicholas Desciolo, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one story building for auto repairs occupying more than the permitted area coverage and encroaching on the required setback, side and rear yards.

PREMISES AFFECTED—235-33 147th Drive, north side, 147.49 feet west of Brookville Boulevard, Block 13739, Lot 41, Springfield Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 5, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for hearing at request of the applicant; then to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 15, 1959 as amended by decision dated November 23, 1959, acting on N. B. Applic. No. 4196-58, reads:

"1. Proposed building in a Residence use district for auto repairs contrary to Art. II Sec. 3 of the Zoning Resolution.

2. The erection of a building less than 25% of the depth of the lot to rear line of the lot in an E-1 area district is contrary to Art. IV Sec. 15(a) of the Zoning Resolution.

3. The erection of a building in an E-1 area district with side yard of less than 5 feet, extending the full length of the lot is contrary to Art. IV Sec. 15A(b) of the Zoning Resolution.

4. The erection of a building in an E-1 area district occupying more than 40% of area of the lot is contrary to Art. IV Sec. 15A(d) of the Zoning Resolution.

5. The erection of a building nearer than 15 feet to the street line on which it fronts in an E-1 area district is contrary to Art. IV Sec. 15A(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the denial of the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, acting on N. B. App. 4196/58, Objections No. 1, 2, 3, 4 and 5, dated November 23, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 462-59-BZ

APPLICANT—Morris and Florence Hagel, owners.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to three family dwelling.

PREMISES AFFECTED—3359 Fenton Avenue, west side, 219.28 feet south of Boston Road, Block 4737, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 11, 1959 acting on Alt. Applic. No. 297-59, reads:

"A1. Conversion of the existing 2 story & basement 2 family brick dwelling to a 3 family multiple dwelling, in a D-1 area zoning district, is contrary to Sec. 14-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the conversion of a two family dwelling to a three family dwelling.



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dwelling on condition that the work be done in accordance with drawings filed with this application dated July 10, 1959, five sheets and July 17, 1959, one sheet; that the building and garage shall comply in all respects with the Multiple Dwelling Law and all other laws, rules and regulations applicable; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 527-59-BZ

APPLICANT—Henry George Greene for Kliegl Realty Corporation, owner.

SUBJECT—Application August 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, in a present building used for manufacturing, an area in excess of that permitted for manufacturing.

PREMISES AFFECTED—321-325 West 50th Street, north side, 252 feet 6 inches west of 8th Avenue, Block 1041, Lot 21, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. G. L. Molloy and Frank H. Bliss.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 25, 1959 acting on Alt. Applic. No. 591-59, reads:

"1. Proposal to use approximately 40% of area of bldg. for manufacturing is contrary to Art. II Sect. 4A of the Zon Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions for a term of years; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e for a term of twenty (20) years, to permit in a retail use district, in a building presently used for manufacturing, an area in excess of that permitted for manufacturing, on condition that the work shall conform to drawings filed with this application dated August 14, 1959, 5 sheets; that the building shall be limited to single tenancy and the type of manufacturing limited to that now existing; that all laws, rules and regulations shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 588-59-BZ

APPLICANT—Lama, Proskauer and Prober for Antonette, Frank, Michael and Jenny Giudice, owners.

SUBJECT—Application September 15, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five (5) motor vehicles on the retail portion of the plot and extending into the residence portion of the plot.

PREMISES AFFECTED—387-403 Lefferts Avenue and

506-512 New York Avenue, northwest corner, Block 1321, Lots 40, 41 and 44, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; then to February 16, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated September 15, 1959 acting on Alt. Applic. No. 2163-59; reads:

"1. Proposed parking and storage of more than five (5) motor vehicles on open portion of lots located partly within a Residence Use district and partly within a Retail Use district is contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the parking and storage of more than five motor vehicles on the retail portion of the plot and extending into the residence portion of the plot, on condition that the work shall be done in accordance with drawings filed with this application dated September 15, 1959, three sheets, December 17, 1959, one sheet and February 15, 1960, one sheet revised; that the property, where not occupied by buildings, shall be paved with clean cinders or gravel, treated with a binder and properly rolled and drained in a manner satisfactory to the Borough Superintendent; that the billboards on New York Avenue shall be removed; that a woven wire fence shall be constructed along the New York Avenue lot line where the billboards are to be removed; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 602-59-BZ

APPLICANT—John F. Fitzsimons for Marin Realty Corporation, owner.

SUBJECT—Application September 22, 1959—decision of the Borough Superintendent, under section 9A of the Zoning Resolution, to permit in a class one height district, the construction of a six story multiple dwelling for 48 families, to a height in excess of that permitted within two miles of a designated airport, La Guardia Field.

PREMISES AFFECTED—142-27 Barclay Avenue, north side, 204.26 feet west of Bowne Street, Block 5046, Lot 37, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: John F. Fitzsimons and Peter Perpignano.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; architect to file report as to number of stories in structure; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 17, 1959 as amended by decision dated September 29, 1959, acting on N.B. Applic. No. 3392-59, reads:

"1M. Proposed six story and cellar Multiple Dwelling located in a Class 1 height district within two miles of a designated airport exceeds height limit permitted. Sec. 9A Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 9A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the height district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 9A of the Zoning Resolution, to permit in a class one height district, the construction of a six story multiple dwelling for 48 families to a height in excess of that permitted within two miles of a designated airport, which is LaGuardia Field, *on condition* that the work be done in accordance with drawings filed with this application dated September 22, 1959, two sheets, and February 11, 1960, six sheets, revised; that all other laws, rules and regulations shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 628-59-BZ

APPLICANT—Lama, Proskauer and Prober for Kent Towers Incorporated, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot.

PREMISES AFFECTED—247-249 Lexington Avenue, east side, 85 feet north of East 34th Street, Block 890, Lot 23, Borough of Manhattan.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; then to February 16, 1960 for decision; applicant to file amended drawings showing setback as discussed; and

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1959 acting on N.B. Applic. No. 117-59, reads:

"1. Proposed office bldg. to be located partly in a retail and partly in a residence district is contrary to Sec. 3 of Z.R.

2. Coverage of non-residence bldg. on part of lot in residence district exceeds stipulated coverage of Sec. 12(b) of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, B area district, the erection of an office building occupying more than the permitted area in the residence portion of the lot *on condition* that the work shall be done in accordance with drawings filed with this application dated November 30, 1959, one sheet and February 15, 1960, seven sheets revised; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 661-59-BZ

APPLICANT—Patrick D. Concagh for Edward and Milagrez Abril Lamarque, owners.

SUBJECT—Application October 14, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change of use of the existing four story residential building to offices on the first and second floors with the third and fourth floors as a duplex apartment.

PREMISES AFFECTED—233 East 35th Street, north side, 220.5 feet west of 2nd Avenue, Block 916, Lot 21, Borough of Manhattan.

## APPEARANCES—

For Applicant: Patrick D. Concagh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1959 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1959 acting on Alt. Applic. No. 1284-59, reads:

"1. Business use in a Residence Use District is contrary to Article II Section 3 of Z.R. Not further considered or examined."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the granting of application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e for a term of fifteen (15) years, to permit in a residence use district, the change of use of existing four-story residential building to offices on the first and second floors and a duplex apartment on the third and fourth floors, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 14, 1959, 12 sheets; that the office use shall be limited to a single tenancy by graphic art designers, as herein applied for; that the only sign to be placed on the building shall be of bronze, not exceeding one square foot in area; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 708-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, minor auto repairs, storage room and store and parking and storage of motor vehicles.

PREMISES AFFECTED—7021 to 7031 Bay Parkway and 1401 to 1405 West 11th Street, southeast corner, and 9 to 19 Avenue O, Block 6574, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2509-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing gasoline service station to Gasoline service station, lubritory, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II sect. 4(a) subsections 29 and 46 of the Zoning Resolution.

2. Proposed business signs on post standards extending 4'-0" beyond the Bldg. Line are contrary to Art. II sect. 4(a) subsect. 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the applicant changed the basis of application from Sections 7e and 7i to Sections 7a and 7i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and

extension of uses to include lubritorium, car washing, minor auto repairs, storage room, store and the parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 29, 1959, 5 sheets; that the lot shall be paved with concrete around the pumps, as shown on the drawings and the remainder of the lot, with exception of that portion occupied by the accessory building shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that the brick wall at the northeast corner from the accessory building to Bay Parkway shall remain in place; that the exterior of the accessory building shall be of porcelain enamel except on the northeast side; that the location of the sign now shown on northeast corner shall be changed to the corner of West 11 Street and Bay Parkway; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 719-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continue the present uses of gasoline service station, lubritorium, sale of auto accessories and extend the uses to include car washing, minor auto repairs and parking and storage of motor vehicles.

PREMISES AFFECTED—6501-6505 Bay Parkway and 2202-2212 65th Street, southeast corner, Block 6578, Lot 3, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2942-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing gas selling station, office and auto accessory store to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II sect. 4(a) subsect. 29 and 46 of the Zoning Resolution.

2. Proposed business sign on post standard extending 4'-0" beyond the bldg. line is contrary to Art. II sect. 4(a) subsect. 49 of the Zoning Resolution.

Note: Premises were subject to Board of Standards and Appeals under Cal. #293-34-A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the granting of the application under certain conditions; and

WHEREAS, the applicant changed the basis of his application from Sections 7c and 7i to Sections 7a and 7i of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station, continuation of present uses of gasoline service, lubritorium, sale of auto accessories and extension of uses to include car washing, minor auto repairs and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 29, 1959, 5 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 726-59-BZ

APPLICANT—Albert Melniker for Dorothy and Alexander Dalessio, owners.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five (5) motor vehicles, car washing, non-automatic, sale of accessories and minor motor vehicle repairs with hand tools only, with curb cuts and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—345 Targee Street and 40 Osgood Avenue, southeast corner, Block 635, Lot 9, Clifton, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1959 acting on N.B. Applic. No. 1282-59, reads:

"1. The proposed construction of a gasoline service station, lubritorium, sale of accessories, minor motor repairs with hand tools, parking for more than 5 motor vehicles and signs is contrary to Art. II, Para. 4, Sect. (29) & (46) of the Zoning Resolution.

2. The location of curb cuts nearer than 75 feet to a residence use district and the location of a show window nearer than 75 feet to a residence use district is contrary to Art. II Sect. 7A, Para. (a)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, 7i and 7A, to permit in a retail use district, the erection and maintenance of a gasoline service station, parking of more than five motor vehicles, non-automatic car washing, sale of accessories and minor motor vehicle repairs with hand tools, with curb cuts and show windows within 75 feet of a residence use district, for a term of fifteen (15) years, *on condition* that the work shall be done in accordance with drawings filed

with this application dated November 5, 1959, 6 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 767-59-BZ

APPLICANT—Lama, Proskauer and Prober for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7e, 7h and 21 of the Zoning Resolution, to permit in a local retail and residence use, C area district, the erection of a two story extension and the extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing, shipping, store and office, to smoked meat processing plant, slicing, tempering, finished products, cooler, dry storage, refrigeration, loading and unloading and parking of employees' and patrons' cars for a stated term of twenty (20) years.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to February 16, 1960 for inspection and decision; applicant to submit information as to meat processing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1959 acting on Alt. Applic. No. 2072-59, reads:

"1. Proposed 2 story extension and change of use from bakery, storage, boiler room, packing and shipping, store and offices to smoked meat processing plant including bacon slicing, tempering, finished products, cooler, dry storage, refrigerator, processing, refrigeration equipment, office, men & women's toilets, women's rest room, men & women's locker rooms, loading and unloading and parking of patrons and employees cars in a plot located partly within a local retail use district and partly within a residence use district violates Article 2 Section 4C and Article 2 Section 3 of the Zoning Resolution.

3. Provide rear yard for new extension to building located in a C district as required by Article IV Section 13 of the Zoning Resolution.

Note: These premises were subject to Board of Standards and Appeals Calendar Number 184-56-BZ and Calendar Number 435-44-A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the premises and surrounding area and also a similar plant operated by the applicant, were inspected by a committee of the Board who recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and h of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, 7h and 21 of the Zoning Resolution, for a period of twenty years, to permit in a local retail and residence use, C area district, the erection of a two story extension of the second floor with less than the required rear yard, and the change of use from bakery, storage, boiler room, packing and shipping, store and office, to smoked meat processing plant, slicing, tempering, finished products, cooler dry storage, refrigeration, loading and unloading and parking of employees' and patrons' cars, *on condition* that the work be done in accordance with drawings filed with this application dated November 18, 1959, nine sheets; that the requirements of the Air Pollution Board shall be met in all respects; that all other laws, rules and regulations applicable shall be complied with; that a new sidewalk shall be laid on Marion Street satisfactory to the Borough President; that three trees, not less than three inches in diameter, shall be planted on Marion Street in the area between the sidewalk and curb; that there shall be no signs on Marion Street; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 768-59-A

APPLICANT—Lama, Proskauer and Prober for Peter H. Schumacker, owner.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—13-15 Sumpter Street, north side, 250 feet west of Patchen Avenue and 100-106 Marion Street, Block 1695, Lots 16, 17, 18 and 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1959 on Alt. Applic, 2072/59, reads:

"2. Provide 2 legal means of egress from second floor as required by Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 46 feet 8 inches by 100 feet, irregular in area, 2 stories, 27 feet high, of class 1 construction, located in local retail and residence use, C area, class 1 height district, built in 1910, now used and occupied: cellar—boiler room; 1st floor—packing and shipping, store and office, 10 persons; 2nd floor—bakery used conjunctively, 10 persons; and

WHEREAS, the applicant states that it is proposed to construct a 2 story, 39 feet by 100 feet extension of class 1 construction, so that the building will become 46 feet 8 inches by 200 feet, irregular in area; that the new use and occupancy will be as follows: cellar—boiler room; 1st floor—smoked meat processing plant, 68 persons; 2nd floor—smoked meat processing plant, 64 persons; that the open area of the lot will be used for loading and unloading, parking of patrons and employees cars; that the 2nd floor will be provided with one 3 foot 8 inch wide fireproof steel stair leading directly to the open yard and street; that as a second means of egress, the 2nd floor will be provided with a 3 foot 4 inch wide steel open stair leading directly to the street; that the occupancy, as proposed, is of a non-hazardous nature and therefore the exits are deemed to be sufficient; and

WHEREAS, the premises was inspected by a committee of the Board, in connection with Cal. No. 767-59-BZ, and the

committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated November 10, 1959, acting on Alt. App. 2072-59 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work be done in accordance with drawings filed with this appeal dated November 18, 1959, nine sheets, and that a certificate of occupancy shall be obtained.

Adjourned: 12:50 P. M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON FEBRUARY 16, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 333-39-SM

APPLICANT—United States Plywood Corp., owner—change of ownership.

## APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 333-39-SM—Vols. I & II—Amendment to resolution as to change of ownership.

National Concrete Corp., a wholly owned subsidiary of the United States Plywood Corp., requested that the resolution adopted July 21, 1942 and amended through July 7, 1959 under Calendar Number 333-39-SM-Vols. I & II be reopened and amended so as to show a change of ownership.

USE: Concrete and cinder masonry units.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 21, 1942 and amended through July 7, 1959 be reopened and amended so as to show a change of ownership, so that the new corporate name will be Weldblock Inc., on condition that the requirements of the resolution adopted July 21, 1942 under Calendar Number 333-39-SM, Vols. I & II be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 812-39-SM

APPLICANT—United States Plywood Corp., owner—amendment of resolution.

## APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
812-39-SM—Amendment to resolution as to change of ownership.

United States Plywood Corp. requested that the resolution adopted December 16, 1941 and amended April 23, 1946 under Calendar Number 812-39-SM be amended so as to show a change of ownership. The application was reopened by a vote of the Board, July 21, 1959.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 16, 1941 and amended April 23, 1946 under Calendar Number 812-39-SM be amended so as to show a change of ownership to Cincrete Corp. which is a wholly owned subsidiary of United States Plywood Corp., on condition that the requirements of the resolution adopted December 16, 1941 are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standard and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 981-48-SM

APPLICANT—United States Plywood Corp., owner—change of ownership.

## APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
981-48-SM—Amendment to resolution as to change of ownership.

United States Plywood Corp., requested that the resolution adopted May 24, 1949 be reopened and amended so as to show a change of ownership.

USE: Concrete Masonry Units.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted May 24, 1949 under Calendar Number 981-48-SM be reopened and amended so as to show a change of corporate ownership. The original approval was granted to Cincrete Corp. which is now a wholly owned subsidiary of the United States Plywood Corp. Therefore the Committee recommends that the resolution be amended so as to show the change of ownership; new owner being United States Plywood Corp., on condition that the requirements of the resolution adopted May 24, 1949 under Calendar Number 981-48-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standard and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 373-50-SA—Vol. II

APPLICANT—Air Reduction Co., owner—additional cutting torches.

## APPEARANCES—

For Applicant: William F. Sues.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
373-50-SA—Vols. I & II—Amendment to resolution as to additional models of cutting torches.

Arco Equipment Manufacturing Division, Air Reduction Co., Inc., requested that the resolution adopted July 21, 1951 and amended through July 15, 1958 under Calendar Number 373-50-SA—Vols. I & II be reopened and amended so as to include additional torches.

USE: To cut, heat and weld metals.

DESCRIPTION: The requested Series, 9500, is a companion device for the Series 2000, approved July 15, 1959 under Calendar Number 373-50-SA—Vol. II and is interchangeable with that torch. The requested 9500 Series has an improved cutting oxygen valve for greater ease of application of cutting. A teflon packed preheat oxygen valve with tapered stem to give a good adjustability of preheat oxygen flow. An O ring seal on cutting oxygen valve and a triangular tube configuration to give increased rigidity. The Series 9500 have been approved by the Underwriters' Laboratory under 59C2274.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 21, 1951 and amended through July 15, 1958 under Calendar Number 373-50-SA—Vols. I & II be reopened and amended so as to include the Series 9500 Cutting Torches, on condition that the requirements of the resolution adopted July 21, 1951 and amended July 15, 1958 under Calendar Number 373-50-SA—Vols. I & II be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 16-51-SM

APPLICANT—Coralux Perlite Corporation, owner.

## APPEARANCES—

For Applicant: William A. Burr.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
16-51-SM—Amendment as to change of manufacturer.

Coralux Perlite Corporation of Metuchen, New Jersey requested by letter dated December 2, 1959 that the resolution adopted February 5, 1952 under Cal. No. 16-51-SM wherein a vermiculite plaster aggregate approved for the F. E. Schundler Company, Inc. be reopened and amended to transfer manufacturing rights from F. E. Schundler Company, Inc. to themselves. This change in ownership was stated in a letter of December 2, 1959 from F. E. Schundler Company, Inc. The Johns-Manville Perlite Corp. purchased the perlite source of supply owned by F. E. Schundler



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Company, Inc. The trade name Schundler will be retained for the finished product to be made by Coralux Perlite Corporation.

**RECOMMENDATION:** The Committee recommends that the resolution adopted February 5, 1952 under Cal. No. 16-51-SM be reopened and amended to permit the manufacture of finished vermiculite aggregate at the Metuchen, New Jersey plant of the Coralux Perlite Corp. to be marketed under the trade name of Schundler Vermiculite Plaster Aggregate provided that the raw material will be as previously approved and further that the requirements of the resolution adopted February 5, 1952 under Cal. No. 16-51-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 552-53-SM

**APPLICANT**—Simpson Logging Co., owner—additional trade name.

### APPEARANCES—

For Applicant: Arthur R. Abramson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
552-53-SM—Amendment to resolution as to additional tile. Simpson Logging Co., Shelton, Washington, requested that the resolution adopted June 2, 1954 be reopened and amended so as to include an additional acoustical tile.

**USE:** Acoustical tile with flame resistant finish.

**DESCRIPTION:** The wood fiber tile is made of the same material and manufactured in the same manner as the previously approved tile. The paint and its application to produce fire retardancy are identical. The only difference is in the facing, the surface is either embossed or fissured.

**INSPECTION AND TEST:** Tests were conducted on the tile at Armour Research Foundation under the provisions of Federal Specifications SS-A-118b and successfully met the requirements of paragraphs 3.7.3 & 3.7.5 of said specifications. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 2, 1954 under Calendar Number 552-53-SM be reopened and amended so as to include the acoustical tile known as Forestone Acoustical Tile, on condition that the requirements of the resolution adopted June 2, 1954 under Calendar Number 552-53-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 181-54-SM

**APPLICANT**—Alsynite Co. of America, owner—translucent panels.

### APPEARANCES—

For Applicant: Harold Perrine.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
181-54-SM—Alsynite Co. of America, Paterson, New Jersey, filed February 26, 1954 for approval of Alsynite Translucent Panels, Series 150, 200 & 300 under the provisions of C26-191.0 Administrative Building Code.

**USE:** To be used in locations where glass is allowed such as skylight, patio-covering, awnings, partition, etc.

**DESCRIPTION:** The material is composed of approximately 73% light stabilized polyester resin and 27% glass reinforcement by weight. The 150 Series has a nominal thickness of 0.45 inches weight 6 ounces per square foot. The 200 Series has a nominal thickness of .06 inches weight 8 ounces per square foot. The 300 Series has a nominal thickness of .09 inches; weight 12 ounces per square foot. The panels may be either corrugated, flat, step-down or fluted.

**INSPECTION AND TEST:** The material has been tested by the United States Testing Laboratory and California Testing Laboratory and was found to be self-extinguishing, and as under the definition as set forth under C26-88.0 Administrative Building Code. This material cannot be rated as incombustible. The material has also been tested at the Underwriters' Laboratory and the flame spread was found to be 75. The complete reports are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test is of the opinion that, as the material cannot be rated as incombustible under the requirements of C26-88.0 Administrative Building Code but may be described as self-extinguishing, the approval of Alsynite Translucent Panels, Series 150, 200 and 300 recommended be limited in scope to the following uses; Subdividing partitions in Class I buildings 150 feet or less in height as provided under C26-667.5 Administrative Building Code, Patio Roofs outside the fire limits as being considered as a miscellaneous and temporary structure as set forth under C26-543 Administrative Building Code, on condition that all containers or cartons in which the material is marketed shall be tagged or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 181-54-SM".

The Committee further recommends that as the material is not incombustible it shall not be used for glazing, skylights, awnings or marquees.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 354-55-SM

**APPLICANT**—Dollinger Corp., owner—additional grease filters.

### APPEARANCES—

For Applicant: Robert I. Slocomb.

**ACTION OF BOARD**—Application reopened and resolu-



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tion amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
354-55-SM—Amendment to resolution as to additional grease filter.

Dollinger Corporation, Rochester, New York, requested that the resolution adopted July 8, 1958 under Calendar Number 354-55-SM be reopened and amended so as to include an additional model of grease filter.

USE: Filter for prevention of excessive grease accumulation in kitchen range exhaust systems.

DESCRIPTION: The requested filter Model PVG is constructed basically the same as the PVR previously approved the difference being the capacity of CFM, the approved ranging from 200 to 300 and the requested from 650 to 1000.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 8, 1958 under Calendar Number 354-55-SM be reopened and amended so as to include the Model PVG Grease Filter, on condition that the requirements of the resolution adopted July 8, 1958 under Calendar Number 354-55-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 328-56-SM

APPLICANT—E. I. Du Pont De Nemours & Co., owner—additional fabrics.

## APPEARANCES—

For Applicant: Thomas F. Daley.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
328-56-SM—Amendment to resolution as to additional wall covering.

E. I. Du Pont De Nemours & Co., New York, requested that the resolution adopted December 4, 1956 under Calendar Number 328-56-SM be reopened and amended so as to include additional fabrics.

USE: Material used as a wall covering.

DESCRIPTION: The requested covering is basically the same as that previously approved, the difference being in the weight of the coating but the overall thickness is still less than 1/20 of an inch.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 4, 1956 be reopened and amended so as to include the additional wall covering known as VWC 20 & VWC 10, on condition that

the requirements of the resolution adopted December 4, 1956 under Number 328-56-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 320-58-SM

APPLICANT—Barcilit Corporation of America, owner.

## APPEARANCES—

For Applicant: Stanley R. Gordon.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
320-58-SM—Barcilit Corporation of America, Bronx, New York, filed May 20, 1958 for approval of Barcilit (Translucent Fiberglass Reinforced Panel) Series 500 and 600, under the provisions of C26-191.0 Administrative Building Code.

USE: To be used in locations where glass is allowed such as skylights, patio covering, awnings, partitions, etc.

DESCRIPTION: The material is composed of approximately 73% light stabilized polyester resin and 27% glass reinforcement by weight. The 500 Series has a nominal thickness of 0.045 inch weight 6 ozs. per sq. ft. and a glass content of 1½ oz. per sq. ft. The 600 Series has a nominal thickness of .06 inch weight 8 ozs. per sq. ft. and a glass content of 2 oz. per sq. ft. The panels may be either corrugated, flat, step-down or fluted.

INSPECTION AND TEST: The material has been tested by the Cincinnati Testing & Research Laboratory so as to determine the ignition temperature, which was defined as the temperature at which the material burst into flames. The average temperature was found to be 759° and under the definition as set forth under C26-88.0, Administrative Building Code. This material can not be rated as incomcombustible. The material has also been tested at the Underwriters' Laboratory and the flame spread was found to be 75. The complete reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test is of the opinion that, as the material cannot be rated as incomcombustible under the requirements of C26-88.0 Administrative Building Code but may be described as self extinguishing, the approval of Barcilit (Translucent Fiberglass Reinforced Panel) Series 500 and 600 recommended be limited in scope to the following uses; subdividing partitions in Class I buildings 150 feet or less in height as provided under C26-667.5 Administrative Building Code. Patio Roofs outside the fire limits as being considered as a miscellaneous and temporary structure as set forth under C26-543 Administrative Building Code, on condition that all containers or cartons in which the material is marketed shall be tagged or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 320-58-SM."

The Committee further recommends that as the ma-



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terial is not incombustible it shall not be used for glazing, skylights, awnings or marquees.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 519-58-SA

APPLICANT—Vic Manufacturing Co., owner.

APPEARANCES—

For Applicant: Stanley Goldstein.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

519-58-SA—Vic Manufacturing Co., Minneapolis, Minnesota, filed September 4, 1958 for approval of the Vic Century, Model 42A and Vic Komet, Model 105, Single and Double Bath and Vic Recovery Tumbler, Models 64 and 78 under the provisions of C26-178.0 Administrative Building Code and the Dry Cleaning Rules of the Board.

USE: Dry Cleaning Units using perchlorethylene as a solvent.

DESCRIPTION: The Vic Century, Model 42A and the Vic Komet, Model 105, are dry cleaning systems which provide a closed unit for the handling of the cleaning solvent, perchlorethylene. Each system has a total capacity of 400 gallons. The Model 105 has a filtering capacity of 3000 gallons per hour and a pumping capacity of 65 gallons per minute. The Model 42A has a filtering capacity of 5000 gallons per hour and a pumping capacity of 80 gallons per minute.

Each of the units consist of the following parts: Frame, Storage tank, Pump, Washer-Extractor, Button and Lint trap, Motors, Switches, Valves, Transformers, Electrically Operated Door Lock, Sight Glass, Pipe and Fittings.

The washing cylinder of the Model 105 is made of 14 gauge stainless steel and is 40 inches diameter by 20 inches deep and under the Rules of the Board the capacity figures to 40 pounds of dry clothes.

The washing cylinder of the Model 42A is made of 14 gauge and 12 gauge stainless steel and 45 inches diameter by 28 inches deep and under the Rules of the Board the capacity figures to 67 pounds of dry clothes.

The doors of the cylinder is synchronized with the door of the outer shell and the door of the outer shell is automatically locked electrically when the cylinder is in motion and the cylinder cannot be started unless the door on the outer shell is closed.

The storage tank is located at the bottom of the machine assembly and is made of 1/4-inch steel. A pump drives the solvent from the storage tank to the filter. The solvent is pumped through a manifold into each filter unit and after being filtered is drawn into either the cylinder or storage tank; this flow is controlled by means of by pass valves.

The filter body is constructed of 10 gauge steel and consists of a series of nylon covered metal screens for the Model 42A. The filter in the 105 is a tubular filter made of monel metal screen.

The Vic Model 64 and Vic Model 78 are Recovery Tumblers and are used to recover all the remaining solvent

from the clothes that have washed and extracted in a dry cleaning unit.

In operation, after the garments have been washed, they are transferred to the Recovery Tumbler where the remaining solvent is removed from the garments by the circulation of hot air which causes the remaining solvent to be vaporized; this solvent is then condensed and recovered.

The recovery unit is equipped with a safety switch which shuts off the tumbling action when the door is in an open position. The loading door cannot be opened unless the damper which allows air to be drawn in and exhausted to the exterior is in an open or exhaust position.

INSPECTION AND TEST: Details of construction were examined by Asst. Engr. J. A. Darts and it was noted that the equipment is similar to previous equipment approved for the same applicant.

RECOMMENDATION: The Committee on Test recommends the approval of the Vic Century, Model 42A, Vic Komet, Model 105, Single and Double Bath and the Vic Recovery Tumbler, Models 64 and 78 for use in New York City in accordance with this report, the Board's Rules Covering Cleaning Establishments and when installed in accordance with the Electrical Code of the City of New York and further that each appliance bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 519-58-SA", and further that the manufacturer shall label the machine indicating its capacity in pounds; letters at least 1 inch high.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 199-59-SM

APPLICANT—Cockle Ventilator Company, owner.

APPEARANCES—

For Applicant: Walter Stolbach.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

199-59-SM—Cockle Ventilator Co., Cincinnati, Ohio, filed for approval of the Pledgaire, Models 100, 200, 300, 400, 500 and 600 and Nos. 1001, 1002 and 1201 under the provisions of C26-712 Administrative Building Code.

USE: Exhaust hood for commercial type cooking equipment.

DESCRIPTION: The Pledgaire consists of ventilator, ducts, hood, filters and auxiliary equipment. The only component piece of equipment under consideration is the filter as required under C26-712.0.e Administrative Building Code.

The filters are of the removable type and are made of aluminum mesh and in some instances the filters are made of steel mesh which complies with the requirements of C26-712.0.e Administrative Building Code.

The Models refer to the type of fuel used in conjunction with the hood.

RECOMMENDATION: The Committee on Test recommends the approval of the Pledgaire Models 100, 200, 300, 400, 500 and 600 and Nos. 1001, 1002 and 1201 only insofar as the filters used in conjunction with the equipment



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are concerned under the provisions of C26-712.0.e Administrative Building Code. The balance of the equipment shall be installed in accordance with the requirements of C26-712.0.a, b, c and d Administrative Building Code and further the appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 199-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 200-59-SA

APPLICANT—Air Reduction Sales Co., owner—oxygen, nitrogen, and argon converter.

### APPEARANCES—

For Applicant: John J. Crowe.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
200-59-SA—Air Reduction Sales Co., Division of Air Reduction Co., Inc., New York, N. Y., filed March 27, 1959 for approval of Airco Liquid Gas System, Models 30, 60 and 120 under the provisions of Article 17, Chapter 19, Administrative Code.

USE: To store liquefied oxygen, nitrogen or argon and to supply such gases under pressure to distribution systems.

DESCRIPTION: The Airco Liquid Gas System storage vessel consists of a liquid container fabricated of stainless steel or other metal suitable for low temperature service that will meet the impact test requirements of the ASME code and is surrounded by an outer steel jacket with space between the two vessels filled with a non-combustible insulating material. The insulating space is under vacuum.

The liquid container is designed and constructed in accordance with the ASME Unfired Pressure Vessel Code. It is inspected by an inspector holding a commission with the National Board of Boiler and Pressure Vessels Inspectors and is stamped National Board. In addition to the pressure test required by the ASME Code, the vessel is leak tested after fabrication, using a Feron or Helium leak detector to insure tightness of all seams.

The construction details of the storage vessels are as follows:

| Model                            | 30       | 60       | 120       |
|----------------------------------|----------|----------|-----------|
| <i>Liquid Container</i>          |          |          |           |
| Capacity (approx.)               | 300 gal. | 600 gal. | 1200 gal. |
| Diameter (approx.)               | 3 ft.    | 4 ft.    | 5 ft.     |
| Length (approx.)                 | 7 ft.    | 8 ft.    | 10 ft.    |
| Design Temperature               | —320°F.  | —320°F.  | —320°F.   |
| Working Pressure (Max.)          | 250 psig | 250 psig | 250 psig  |
| Hydrostatic Test Pressure (Min.) | 375 psig | 375 psig | 375 psig  |
| Safety Valve Setting (Max.)      | 250 psi  | 250 psi  | 250 psi   |
| Bursting Disc Setting (Max.)     | 335 psig | 335 psig | 335 psig  |

### Outer Jacket

|                            |                          |                          |                          |
|----------------------------|--------------------------|--------------------------|--------------------------|
| Design Pressure            | 14 psig & Vacuum Ambient | 14 psig & Vacuum Ambient | 14 psig & Vacuum Ambient |
| Design Temp.               |                          |                          |                          |
| Safety Head Setting (Max.) | 5 psig                   | 5 psig                   | 5 psig                   |

### Vaporizer

The vaporizer unit, which is connected to the liquid receiver by two pipelines of suitable size, receives liquid from the receiver at a controlled pressure, usually 175 psig, and converts the liquid to a gas. The vaporizer consists of two separate banks of extended surface tubing connected to a common inlet header and a common outlet header. The liquid gas stream is automatically shifted alternately about every 10 minutes from one bank to the other by solenoid valves in the liquid inlet. The time cycle is established by an adjustable electrically-operated timing clock.

The heat necessary to vaporize the liquid and remove the frost formed on the exchanger tubes is supplied by blowing air at ambient temperature over the tube banks. The fan is driven by an electric motor.

The vaporizers used are of various sizes, depending on the demand requirements and ambient temperature likely to prevail. The same general type of construction is used in all the vaporizers regardless of size or source of supply, in that ambient air is blown over the tubes containing the liquid.

Attached to the receiver unit and mounted in the upper part of a locked cabinet there is a pressure gauge for indicating the pressure in the receiver; and a liquid level gauge for indicating the liquid level in the receiver. In the cabinet there is also a vacuum gauge for indicating the pressure in the insulating space surrounding the receiver and the control valves and connections used in filling and discharging the unit.

Over-pressurizing is prevented by safety valves set at the design pressure or less, and further protection of the receiver is provided by a frangible disc designed to rupture at a pressure less than the test pressure. The outside shell, designed to operate at vacuum, is protected against internal pressure by a safety head designed to function at less than 5 psig.

The Airco Liquid Gas System is intended for outdoor installation and is to be filled by means of approved tank trucks.

INSPECTION AND TEST: All details were examined by Ass't. Engr. G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the Airco Liquid Gas System, Models 30, 60 and 120 for the storage of liquid oxygen, nitrogen or argon in New York City under the provisions of Article 17, Chapter 19, Administrative Code, on condition that the storage vessels in all cases will be installed outdoors where permitted by law and that, in the case of liquid oxygen storage, a clearance of at least 25 feet in all directions from the sides and top of the storage vessel shall be maintained and no smoking, open flames or storage of combustible materials permitted in the storage area; that in any case of liquid nitrogen or argon storage and in cases of storage of liquid oxygen on industrial sites, the minimum clearance between storage vessel and adjacent structures may be 5 feet if the walls are fire resistive in construction and with no openings in the walls within 25 feet of the storage vessel unless such openings lead to rooms used exclusively for the storage of oxygen, nitrogen or argon and/or the charging of cylinders or suitable containers with oxygen, nitrogen or argon in which case the distance from storage vessel to wall opening may be reduced to 10 feet; that all piping from the storage vessel and within the building be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be in accordance with the Electrical Code of the City of New York; and further that each storage installation will bear a label, permanently affixed reading



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"Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 200-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 283-59-SA

APPLICANT—Ventil-Aire Corporation, owner.

### APPEARANCES—

For Applicant: Arnold Ross.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

283-59-SA—Ventil-Aire Corp., Ridgewood, New York, filed April 29, 1959 for approval of the Ventil-Aire, Models RHC-652, RHC-802, RHC-1002 and RHC-1502 for cooling and heating 1 story buildings, in accordance with the provisions of Article 18, Chapter 19 and Article 12, Chapter 26, Administrative Code and the Oil Burner Rules of the Board.

USE: Air conditioning systems for year round use.

DESCRIPTION: The Ventil-Aire appliances are made up of either a gas-fired or oil-fired hot air furnace, an air cooling system, motor driven air circulating fans, filters and suitable operating and safety controls all assembled into an insulated weather-proof housing and mounted on 10 inch steel I beams. The appliances are designed for roof top installation on 1 story building to discharge heated or cooled air through a duct to the floor below.

The RHC-652 consists of either a Reznor gas fired unit heater previously approved by the Board under Calendar Number 449-40-SA or a Jackson & Church or Nu-Way Oil Burner previously approved by the Board under Calendar Number 829-48-SA.

The safety controls on the gas fired equipment include a safety pilot with electric ignition and a limit switch set at 200°F. max.

The oil-fired heating units have a stainless steel combustion chamber and are equipped with a stack switch as flame failure safeguard, a limit switch and a fan for induced draft which is interlocked with a sail switch.

The Westinghouse air cooling equipment is charged with 12 lbs. of F-12 and consists of a hermetic type compressor with 5 HP. motor, air cooled condenser and evaporator coils interconnected with silver soldered piping. A fusible plug is provided for pressure relief.

The heating capacity of the RHC-652 is 175,000 Btu per hr. input and the cooling capacity is 55,600 Btu per hour.

The RHC-802 is similar to the RHC-652 except for larger equipment. The air cooling system is charged with 12 lbs. of F22 and uses a 7½ HP motor to drive the compressor.

The heating capacity of the RHC-802 is 200,000/250,000 Btu per hour input and the cooling capacity is 86,140 Btu per hour.

The RHC 1002 is two RHC-652 units twinned together.

The RHC 1502 is two RHC-802 units twinned together.

INSPECTION AND TEST: All details were examined by Ass't. Engr. G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the Ventil-Aire Models RHC-652, RHC-802, RHC-1002 and RHC-1502 for use in cooling and heating one story buildings when installed in accordance with this report and the requirements of Article 18, Chapter 19 and

Article 12, Chapter 26, Administrative Code and, in the case of oil fired equipment, the Oil Burner Rules of the Board, all electrical work to conform to the Electrical Code of the City of New York and provided that each unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 283-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 314-59-SA

APPLICANT—H. M. Ficken, for Superior Combustion Industries, Inc., owner.

### APPEARANCES—

For Applicant: H. M. Ficken.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

314-59-SA—H. M. Ficken for Superior Combustion Industries, Inc., New York, N. Y., filed May 6, 1959 for approval of the Superior Electric Oil Heater, Models S-2.5-2, S-2.5-2-I, S-5-2, S-5-2-I, S-5-4 and S-5-4-I for use in New York City under the provisions of the Oil Burner Rules of the Board.

USE: Electric heaters for heavy fuel oils.

DESCRIPTION: The Superior Electric Oil Heater is made in two sizes and two types for two different voltages.

The S-2.5-2 is a 230 volt, 2500 watt heater for No. 5 fuel oil. It consists of two tubular sheathed heating elements mounted in a flanged head along with a temperature controlling thermostat. Each element is 1250 watts and is made by the Hayden Heater Division of General Fittings Company. The thermostat is a Robertshaw Fulton EA3 listed by U. L. and is rated at 25 amps at 250 volts. The elements are designed for low watt density operation at 12.86 watts per square inch and will operate in air without damage to element. The heater shell is a 4 inch, schedule 40 pipe, welded closed at one end and with a flange end at the other, with two ¾ inch half couplings welded on opposite sides for oil inlet and outlet.

The S-2.5-2-I is the same as above with the addition of a Robertshaw Fulton EA4 reverse acting thermostat which is used to provide cold oil lockout. The EA4 is U. L. listed and carries a rating of 13 amps full load, 120/240 volt A. C. and 125 volt A. C. pilot duty. This heater is for No. 6 fuel oil.

The S-5-2 heater is a 230 volt, 5000 watt heater for use with No. 5 fuel oil. It is made with two 2500 tubular sheathed heating elements. The thermostat used is a Robertshaw Fulton EA3. The elements are designed for low watt density at 14.36 watts per square inch. The heater shell is the same as for the model S-2.5-2 except that it is longer—22⅝ inch as against 13⅝ inch.

The S-5-2-I is the same as the above with addition of the Robertshaw Fulton EA4 reverse acting thermostat. It is intended for use with No. 6 fuel oil.

The S-5-4 and S-5-4-I are similar to the S-5-2 and S-5-2-I respectively but are made for 460 volt operation. Two tubular elements rated at 230 volts are used and connected in series for 460 volt operation. The EA3 thermostat is connected in series with the coil of a relay to control operation.



# MINUTES

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik. These preheaters were approved by the Underwriters' Laboratories for use with approved Superior Combustion Industries burners, MP 1630 (SP).

**RECOMMENDATION:** The Committee recommends the approval of the Superior Electric Oil Heater, Models S-2.5-2, S-2.5-2-I, S-5-2, S-5-2-I, S-5-4, and S-5-4-I for use with approved Superior Combustion Industries, Inc. Burners in accordance with this report and the Oil Burner Rules of the Board, provided that each heater shall bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 314-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 361-59-SA

**APPLICANT**—Westinghouse Electric Corporation, owner.  
**APPEARANCES**—

For Applicant: W. W. Bryant.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of the Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

361-59-SA—Westinghouse Electric Corp., New York, filed June 3, 1959 for approval of the Westinghouse Type E Interlock under the provisions of C26-912.0 Administrative Building Code.

**USE:** Interlock used on horizontal sliding doors of elevator hoistways.

**DESCRIPTION:** The switch assembly of the interlock is mounted in a fixed position in the hoistway at each door. The drive block and latch assembly is mounted on the hoistway door so that the latch engages the strike on the switch assembly when the door is closed.

A vane on the car door engages the blocks on the drive block and latch assembly. When the car stops at a landing, and the car door starts to open, the vane on the car door pivots the drive block opposite the latch so that the back shoulder of the drive block forces the actuator arm and latch to pivot. This forces the contact bridge on the latch away from the contacts, opening the interlock electrical circuit.

Further pivoting of the actuator arm and latch releases the latch from locking engagement with the strike and permits the hoistway door to open with the car door.

When the car door is being closed, the vane acting on the other drive block carries the hoistway door to the closed position, where the latch shoe rides over the strike and the latch engages, locking the door. As the latch bumper comes to rest against the strike, the contact bridge closes the electrical circuit.

The car door maintains the interlock in the open position by means of the vane acting on the drive block and latch assembly which carries the contact bridge.

The interlock is maintained in the closed position by the compression spring assembly.

The contact bridge is rigidly attached to the latch assembly so that the door cannot be unlocked without opening the interlock electrical circuit.

**INSPECTION AND TEST:** The interlock was successfully tested in accordance with the requirements of C26-907.0 through C26-913.0 Administrative Building Code at the

Underwriters' Laboratory. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Westinghouse Type E Interlock for use in New York City under the provisions of C26-907 through C26-913.0 Administrative Building Code, on condition that the interlock bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 361-59-SA," and in addition the information required in C26-913.0 Administration Building Code.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 367-59-SA

**APPLICANT**—Automatic Burner Corporation, owner—additional trade name.

### APPEARANCES—

For Applicant: W. A. Doermann.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

367-59-SA—Amendment to resolution as to additional trade name.

Automatic Burner Corp., Chicago, Illinois, requested that the resolution adopted November 10, 1959 under Calendar Number 367-59-SA be reopened and amended so as to permit the approved oil burner to be marketed under an additional trade name. The company who wishes to market the burner has also submitted a letter stating such is the case.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted November 10, 1959 under Calendar Number 367-59-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 75, to be marketed by the Williamson Co. under the trade name of Williams Oil Burner, Model 75, on condition that the requirements of the resolution adopted November 10, 1959 under Calendar Number 367-59-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 457-59-SM

**APPLICANT**—Joseph Platzker, for W. R. Grace & Co., Dewey & Almy Chemical Division, owner.

### APPEARANCES—

For Applicant: Joseph Platzker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
457-59-SM—W. R. Grace & Company, Dewey & Almy Chemical Division, Cambridge, Mass., filed an application for approval of the material Daratard under the provisions of C26-191.0 Administrative Building Code.

USE: A retarder for concrete.

DESCRIPTION: The material is an aqueous solution of highly purified calcium salts of modified lignin sulphonic acid and a preservative. The material is dark brown in color and its viscosity is only slightly greater than water.

INSPECTION AND TEST: Tests were conducted in accordance with ASTM by both the Foster D. Snell, Inc. Froehling & Roberston Inc., and the Walter H. Flood Laboratories. The tests were conducted on a comparative basis; a controlled mix as against the same mix with an admixture of Daratard. In all respects the concrete with the admixture tested stronger than the concrete without the admixture. The complete reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material Daratard for voluntary use in New York City under the provisions of C26-191.0 Administrative Building Code as an admixture for concrete on condition that the admixture shall not exceed 9 ozs. per sack of cement and further that all containers in which the material is marketed shall be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 457-59-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 514-59-SA

APPLICANT—Charles J. Feeney, Jr., for Cambridge Company, Div. of Standard Steel Corporation, owner.

## APPEARANCES—

For Applicant: Charles A. Feeney, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
514-59-SA—Cambridge, Co., Div. of Standard Steel Corp., Lowell, Mass., filed August 3, 1959 for approval of their Liquid Oxygen, Nitrogen or Argon Cambridge Liqua-Guard Customer Converters, Models 125-250, 60-220, 115-260, 145-260, 180-260 and 260-260 under the provisions of Article 17, Chapter 19, Administrative Code.

USE: To store liquefied oxygen, nitrogen or argon and to supply such gases under pressure to distribution systems.

DESCRIPTION: The tanks are double walled vessels with the intervening space insulated by means of vacuum and inert powder. The inner tanks are made of stainless steel or other special metal suitable for pressure vessels at minus 300°F provided it meets the impact test requirements of the ASME code. The inner tanks are designed and constructed in accordance with the ASME code for pressure vessels and so tested. The steel outer tanks are also designed in accordance with the ASME code but not so stamped, because of the vacuum operation condition. They are provided with relief devices set at 2 to 5 psig.

Two piping circuits with appropriate controls are located in a cabinet mounted on the tank jacket. One control circuit admits liquefied gas into a vaporizer coil usually located under the tank jacket. The coil is heated by ambient temperature and the gas formed discharged through a regulator into the vapor space above the liquid in the inner tank. This regulator is set to maintain the desired tank operating pressure, usually 125 to 175 psig. The second control circuit admits liquefied gas to the main vaporizer, a finned tube coil or vertical aluminum tube plates or panels and discharges through a regulator into the supply line at a pressure between 50 and 100 psig. For heavy demand a hot water vaporizer oil is available.

The inner tanks are protected by a safety valve and burst disc set in accordance with ASME code requirements. The outer jacket is protected by a disc or lightly spring loaded plate to release at less than 5 psig internal pressure. All piping in the control circuits and vaporizers is protected by safety valves located between valves or regulators.

The control cabinet contains a liquid level gauge to indicate the amount of liquid in the tank. A pressure gauge is provided for the liquid receiver and another gauge to indicate the delivery pressure into the customer's pipe line. A vacuum gauge is provided for the insulation space.

These converters are to be installed outdoors and are designed to be filled by approved tank trucks. The construction details are:

| MODEL                                 | 60-220                     | 115-260                    | 145-260                 | 180-260                 | 260-260                 | 125-250                |
|---------------------------------------|----------------------------|----------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| I. D. Inner Vessel.....               | 63"                        | 78"                        | 78"                     | 78"                     | 78"                     | 81"                    |
| I. D. Outer Vessel.....               | 83 $\frac{5}{8}$ "         | 95 $\frac{3}{8}$ "         | 95 $\frac{1}{4}$ "      | 95 $\frac{1}{4}$ "      | 95 $\frac{1}{4}$ "      | 101 $\frac{1}{4}$ "    |
| Inner Head Thickness.....             | Sphere<br>0.250"           | Sphere<br>0.375"           | .375                    | .375                    | .375                    | Sphere<br>.364         |
| Inner Cylinder Thickness.....         | ..                         | ..                         | $\frac{3}{4}$ "         | $\frac{3}{4}$ "         | $\frac{3}{4}$ "         | ..                     |
| Outer Head Thickness.....             | Sphere<br>$\frac{3}{16}$ " | Sphere<br>$\frac{3}{16}$ " | $\frac{3}{16}$ "        | $\frac{3}{16}$ "        | $\frac{3}{16}$ "        | $\frac{5}{16}$ " Min   |
| Outer Cylinder Thickness.....         | ..                         | ..                         | $\frac{1}{4}$ "         | $\frac{5}{16}$ "        | $\frac{3}{8}$ "         | $\frac{1}{4}$ "        |
| Design Pressure—Inner psi.....        | 220                        | 269                        | 266                     | 266                     | 266                     | 268                    |
| Design Pressure—Outer psi.....        | Full<br>Vac.               | Full<br>Vac.               | Full<br>Vac.            | Full<br>Vac.            | Full<br>Vac.            | Full<br>Vac.           |
| Hydro Test Pressure—Inner psi.....    | 357                        | 432                        | 428                     | 428                     | 428                     | 402                    |
| Pneumatic Test—Outer psi.....         | Full<br>Vac.               | Full<br>Vac.               | Full<br>Vac.            | Full<br>Vac.            | Full<br>Vac.            | Full<br>Vac.           |
| Safety Valve Setting—psi.....         | $\frac{1}{2}$ "<br>220     | $1\frac{1}{2}$ "<br>262    | $1\frac{1}{2}$ "<br>262 | $1\frac{1}{2}$ "<br>262 | $1\frac{1}{2}$ "<br>262 | $\frac{1}{2}$ "<br>250 |
| Rupture Disc. Spec. Pressure—psi..... | $\frac{1}{2}$ "<br>240     | 1"<br>288                  | 1"<br>288               | 1"<br>288               | 1"<br>288               | 1"<br>275              |



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**INSPECTION TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik.

**RECOMMENDATION:** The Committee recommends the approval of the Liquid Oxygen, Nitrogen or Argon Cambridge Liqua-Guard Customer Converters, Models 125-250, 60-220, 115-260, 145-260, 180-260 and 260-260 for use in New York City under the provisions of Article 17, Chapter 19, Administrative Code, on condition that such converters in all cases will be installed outdoors where permitted by law and that in the case of liquid oxygen storage, a clearance of at least 25 feet in all directions from the sides and top of the converter shall be maintained, and no smoking, open flames or storage of combustible materials permitted in the storage area; that in any case of liquid nitrogen or argon storage and in cases of liquid oxygen storage on industrial sites, the minimum clearance between converter and adjacent structures may be 5 feet if the walls are fire resistive in construction and with no openings in the walls within 25 feet of the converter unless such openings lead to rooms used exclusively for the storage of oxygen, nitrogen or argon and/or the charging of cylinders or suitable containers with oxygen, nitrogen or argon in which case the distance from converter to wall opening may be reduced to 10 feet; that all pipings from the converter and within the buildings will be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be in accordance with the Electrical Code of the City of New York; and further that each converter installation will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 514-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 558-59-SM

**APPLICANT**—Rita Battistine for The Felters Company, owner.

**APPEARANCES**—

For Applicant: Rita Battistine.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 558-59-SM—The Felters Company, Boston, Mass., filed August 31, 1959 for approval of Woolsuede Style 114 for use in New York City under the provisions of section C26-667.7.a Administrative Building Code.

**USE:** A wall covering for use on plaster walls.

**DESCRIPTION:** This material is an all wool felt specially finished to a tight consistency making the fabric less porous and giving it a uniform texture. It has been treated with a soluble salt for added flameproofing.

**INSPECTION AND TEST:** Samples of the material were examined by Ass't. Engr. G. F. Sklenarik. It was noted that the material is  $\frac{1}{16}$  of an inch in thickness.

**RECOMMENDATION:** The Committee recommends the approval of the material known as Woolsuede Style 114,  $\frac{1}{16}$  inch, for use as a veneering material under the limitations C26-667.0.7.a. Administrative Building Code, on condi-

tion that each container or wrapper in which the material is marketed shall be stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 558-59-SM."

The Committee further recommends that this material shall not be used in public halls of multiple dwellings as prohibited under Sections 101, 142, 146, 148 and 149 of the Multiple Dwelling Law.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 581-59-SM

**APPLICANT**—Joseph Platzker, for American Biltrite Rubber Company, owner.

**APPEARANCES**—

For Applicant: Joseph Platzker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 581-59-SM—American Biltrite Rubber Company, filed September 10, 1959 for approval of Amtico Renaissance Vinyl Wall Covering under the provisions of C26-667.0 Administrative Building Code.

**USE:** Vinyl tile for wall covering.

**DESCRIPTION:** The tile is the same tile as approved under Calendar Number 356-57-SM, the only difference being in the application; the tile was approved for use for floor covering and the request is for the use of the same tile for wall application.

**INSPECTION AND TEST:** The tile was approved as an incombustible tile for floor covering and the complete report is on file with and is part of the resolution.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material Amtico Renaissance Vinyl Wall Covering in a thickness of  $\frac{1}{8}$  inch for voluntary use in New York City under C26-191.0 Administrative Building Code as a wall covering as provided under C26-667.0.7.b Administrative Building Code on condition that the container in which this material is marketed shall be stamped or labeled, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 581-59-SM."

The Committee further recommends that this material shall not be used in Multiple Dwellings under the pertinent sections of that code which prohibits its use.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 738-59-SA

**APPLICANT**—R. M. Haas for Ryan Industries, Incorporated, owner.



# MINUTES

## APPEARANCES—

For Applicant: Robert M. Haas.

**ACTION OF BOARD—**Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on test reads:

738-59-SA—Ryan Industries Inc., Cleveland, Ohio, filed November 12, 1959 for approval of their liquid Oxygen, Nitrogen or Argon Customer Station Converters: Models 337 Gallons, 600 Gallons, 1200 Gallons and 2400 Gallons for use in New York City under the provisions of Article 17, Chapter 19, Administrative Code.

**USE:** To store liquefied oxygen, nitrogen or argon and to supply such gases under pressure to distribution systems.

**DESCRIPTION:** The converters are double walled vessels with the space between outer jacket and tank filled with powder insulation and kept under vacuum. The tank which contains the liquefied gas is fabricated from stainless steel or other special metal suitable for pressure vessels at—300° F. that will meet the impact test requirements of the ASME code. The tank, cylindrical or spherical, is designed and constructed in accordance with the ASME Unfired Pressure Vessel Code for a working pressure of 200 psi for the 337 gallon model and 245 psi for the others. The test pressure is 323 psi and 390 psi respectively.

The outer steel jacket is designed in accordance with ASME code requirements but is not so stamped because it operates under vacuum. It is provided with relief devices set to release any internal pressure at 2 to 5 psig.

Two control and piping circuits are located in a cabinet mounted on the tank jacket. One control circuit admits liquid into a vaporizer coil generally located under the tank jacket. This coil is heated by ambient air and discharges through a gas regulator into the vapor space above the liquid in the inner vessel. This regulator is set to maintain the desired tank operating pressure which is usually between 125 and 175 psig, depending upon the customer's requirement.

The second main control circuit admits liquid to the main vaporizer which also heats the vapor to near ambient temperatures. A gas regulator following this vaporizer controls the flow through the vaporizer and maintains the pressure in the pipe line to the customer's operations. This regulator is usually set at some pressure between 50 and 100 psig, depending on the requirements of the customer's operations. Heat for the main vaporizer is supplied by ambient air. This main vaporizer may be a finned tube coil under the tank jacket or vertical aluminum tube plates or panels. Generally no electric power is required to operate these appliances, except in case of a heavy customer use where a hot water heated vaporizer coil may be used and the hot water obtained by an electric immersion heater.

The inner tank is protected by a safety valve set at 195 psi for the 337 gallon model and 240 psi for the larger models. Also a rupture disc is provided on each tank set at 300 psi and 370 psi respectively. All piping in the control circuits and vaporizers is protected by safety valves between all control and hand valves or regulators.

The control cabinet contains a liquid level gauge to indicate the amount of liquid in the tank. Pressure gauges are provided for the tank and pipeline and a vacuum gauge is provided for the insulation space.

These converters are to be installed outdoors and are to be filled by means of approved tank trucks.

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik.

**RECOMMENDATION:** The Committee recommends the approval of the Ryan Liquid Oxygen, Nitrogen or Argon Customer Station Converters, Models 337 Gallons, 600 Gallons, 1200 Gallons and 2400 Gallons for use in New York City under the provisions of Article 17, Chapter 19, Ad-

ministrative Code, on condition that the converters in all cases will be installed outdoors where permitted by law and that, in the case of liquid oxygen storage, a clearance of at least 25 feet in all directions from the sides and top of the converters shall be maintained and no smoking, open flames or storage of combustible material permitted in the storage area; that in any case of liquid nitrogen or argon storage and in cases of oxygen storage on an industrial site, the minimum clearance between converter and adjacent structures may be 5 feet if the walls are fire resistive in construction and with no openings within 25 feet of the converter unless such openings lead to rooms used exclusively for the storage of oxygen, nitrogen or argon and/or the charging of cylinders or suitable containers with oxygen, nitrogen or argon in which case the distance from converters to wall opening may be reduced to 10 feet; that all piping from the converter and within the building will be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be in accordance with the Electrical Code of the City of New York and further that each converter installation will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 738-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 831-59-SA

**APPLICANT—**American Standard Air Conditioning Division, owner.

## APPEARANCES—

For Applicant: Michael Brenner.

**ACTION OF BOARD—**Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

831-59-SA—American Standard Air Conditioning Division, New York, N. Y., filed December 9, 1959 an application with the Board of Standards and Appeals for approval of American-Standard Air Cooled Condensing Units, Models AC-2B, AC-3B, AC-4B and AC-5B under the provisions of Article 18, Chapter 19, Administrative Code.

**USE:** Component parts of air conditioning systems.

**DESCRIPTION:** The American-Standard Air Cooled Condensing Units are designed for outdoor installation and consist of a motor driven compressor, air cooled condenser, suction and liquid line service valves, condenser fan and motor (2 each on models 4B and 5B), a control box containing pressure controls and a magnetic contactor. The assembled condensing unit is housed in a weatherproof steel jacket protected with two coats of baked enamel.

These units are factory charged with a holding charge of F-22 refrigerant. The numeral in the model designation indicates the compressor motor horsepower.

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik. The AC-B Condensing Units have been tested and approved by Underwriters' Laboratories, SA 3267 Guide No. 361 E 30.

**RECOMMENDATION:** The Committee recommends the



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approval of the American-Standard Air Cooled Condensing Units, Models AC-2B, AC-3B, AC-4B and AC-5B for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code provided that each such unit shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 831-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 482-59-A

APPLICANT—Aron Manor Nursing Home Aron Maged, owner.

SUBJECT—Application July 6, 1959—Appeal from a decision and order of the Fire Commissioner, re sprinkler system.

PREMISES AFFECTED—42-44 West 74th Street, south-side, 225 feet east of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

### APPEARANCES—

For Applicant: Carl Golden.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated June 29, 1959 on Order No. 2686-9, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building have at least one source of water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code & C19-161.0 Adm. Code.

NOTE: Plans to be filed with and approved by the Department of Buildings before work on such system is commenced."

and

WHEREAS, the applicant states that the 2 buildings are 25 feet by 83 feet 8 inches irregular in area, 5 stories, 65 feet high, of class 1 construction each, located in residence use, B area, class 1½ height district, built in 1902, now used and occupied: 42 West 74th Street—1st floor—nursing home, 6 persons; 2nd floor—nursing home, 16 persons; 3rd floor—nursing home, 15 persons; 4th floor—nursing home, 11 persons; 5th floor—nursing home—13 persons; 44 West 74th Street—cellar—3 persons; 1st floor—nursing home, 15 persons; 2nd floor—nursing home, 19 persons; 3rd floor—nursing home, 19 persons; 4th floor—nursing home, 19 persons; 5th floor—nursing home, 12 persons; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, acting on Order No. 2686-9, dated June 29, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 620-59-A

APPLICANT—Bolnick and Chambers for Leonard Realty Company, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re Elevator in readiness.

PREMISES AFFECTED—580-582 Broadway, east side, 126 feet north of Prince Street and 112-114 Crosby Street, Block 611, Lot 6, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated January 21, 1958 and September 21, 1959 on Order No. 244-8, reads:

"1—Have at least one elevator kept in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. C19-164.0 Adm. Code."

and

WHEREAS, the applicant states that the Building is 51 feet by 200 feet in area, 12 stories, 165 feet high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1897, now used and occupied: sub-cellar—boiler room and storage, 2 persons; cellar—storage; 1st floor—manufacturing paper containers, 100 persons; 2nd & 3rd floors—manufacturing underwear, 100 persons on 2nd and 150 on 3rd floor; 4th floor—manufacturing electronics, 20 persons; 5th floor—manufacturing underwear, 70 persons; 6th floor—manufacturing underwear, 40 persons; 7th floor—manufacturing underwear, 100 persons; 8th floor—vacant; 9th floor—manufacturing slippers, 80 persons; 10th floor—manufacturing underwear, 100 persons; 11th floor—manufacturing underwear, 50 persons; 12th floor—manufacturing underwear, 100 persons; and

WHEREAS, the applicant states that the premises in question is one of 3 buildings extending from 580-590 Broadway—with regular elevator operator on duty during working hours; that the buildings are of fireproof construction, face on both Broadway and Crosby Street and are protected by standpipe systems and 2-source sprinkler systems with Central Office Fire Alarms and local sprinkler alarm in sub-cellars; that there is a fireproof enclosed stairway at each street front of each building; that the sub-cellars are all connected by openings in the fire walls with 3-hour doors, which are always open but close automatically in case of fire; that there is a watchman on duty patrolling the 3 sub-cellars at all times during nights, Sundays and Holidays; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner acting on Order No. 244-8, dated January 21, 1958 and September 21, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 621-59-A

APPLICANT—Bolnick and Chambers for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—584-586 Broadway, east side, 177 feet north of Prince Street, and 116-118 Crosby Street, Block 511, Lot 8, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commis-



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sioner, dated January 20, 1958 and September 21, 1959 on Order No. 219-8, reads:

"1. Have at least one elevator kept in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. C19-164.0 Adm. Code."

and  
WHEREAS, the applicant states that the building is 51 feet by 200 feet in area, 12 stories, 165 feet high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1897, now used and occupied: sub-cellar—boiler room and storage, 1 person; cellar—storage; 1st floor—manufacturing pajamas, 50 persons; 2nd floor—manufacturing underwear, 40 persons; 3rd floor—manufacturing blankets, 25 persons; 4th floor—manufacturing underwear, 75 persons; 5th floor—manufacturing underwear, 50 persons; 6th floor—manufacturing underwear, 100 persons; 7th floor—manufacturing coats, 35 persons; 8th floor—vacant; 9th floor—manufacturing hats, 70 persons; 10th floor—manufacturing plastic bags, 35 persons; 11th floor—manufacturing knitting mills, 35 persons; 12th floor—manufacturing leather goods, 35 persons; and

WHEREAS, the applicant states that the premises in question is one of 3 buildings extending from 580-590 Broadway—with regular elevator operators on duty during the working hours; that the buildings are of fireproof construction face on both Broadway and Crosby Street and are protected by standpipe systems and 2-source sprinkler systems with Central Office Fire Alarms and local sprinkler alarm in sub-cellars; that there is a fireproof enclosed stairway at each street front of each building; that the sub-cellars are all connected by openings in the fire walls with 3-hour doors, which are always open but close automatically in case of fire; that there is a watchman on duty patrolling the 3 sub-cellars at all times during nights, Sundays and Holidays; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, acting on Order No. 219-8 dated, January 20, 1958 and September 21, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 622-59-A

APPLICANT—Belnick and Chambers, for 20 Fifth Corporation, owner.

SUBJECT—Application September 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re elevator in readiness.

PREMISES AFFECTED—588-590 Broadway, east side, 228 feet north of Prince Street, and 120-122 Crosby Street, Block 511, Lot 10, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated January 30, 1958 and September 21, 1959 on Order No. 398-8, reads:

"1. Have at least one elevator in readiness for immediate use by the Fire Department during all hours of the day and night, including holidays and Sundays, and a man competent to operate the elevator present at all times. C19-164.0 Adm. Code."

and  
WHEREAS, the applicant states that the building is 51 feet by 199 feet 4 inches in area, 12 stories, 165 feet high, of

class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1897, now used and occupied: sub-cellar—boiler room and storage, 2 persons; cellar—storage; 1st floor—stores, 15 persons; 2nd floor—manufacturing underwear, 65 persons; 3rd floor—manufacturing underwear, 15 persons; 4th floor—manufacturing sleeping bags, 35 persons; 5th & 6th floors—manufacturing underwear, 50 persons each floor; 7th floor—manufacturing coats, 35 persons; 8th floor—manufacturing underwear, 40 persons; 9th floor—salesroom hats, 9 persons; 10th floor—manufacturing plastic bags, 35 persons; 11th floor—manufacturing underwear, 75 persons; 12th floor—vacant; and

WHEREAS, the applicant states that the premises in question is one of 3 buildings extending from 580-590 Broadway—with regular elevator operators on duty during working hours; that the buildings are of fireproof construction face on both Broadway and Crosby Street and are protected by standpipe systems and 2-source sprinkler systems with Central Office Fire Alarms and local sprinkler alarm in sub-cellars; that there is a fireproof enclosed stairway at each street front of each building; that the sub-cellars are all connected by openings in the fire walls with 3-hour doors, which are always open but close automatically in case of fire; that there is a watchman on duty patrolling the 3 sub-cellars at all times during nights, Sunday and Holidays; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, acting on Order No. 398-8, dated January 30, 1958 and September 21, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 586-59-A

APPLICANT—University Nursing Home for 2505 Grand Avenue, Corporation, owner; University Nursing Home, lessee.

SUBJECT—Application September 2, 1959—Appeal from an order, and a decision of the Fire Commissioner—re Sprinkler System.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of West 190th Street, Block 3214, Lot 60, Borough of The Bronx.

### APPEARANCES—

For Applicant: Murray Gartner.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 24, 1960, at 2 P.M. for inspection and decision; owner's architect to confer with engineer of the Board.

## 605-59-A

APPLICANT—Sander Kolitch doing business as Kingsbridge Heights Nursing Home for Van Cortland House Inc., owner.

SUBJECT—Application September 24, 1959—Appeal from an order of the Fire Department re-Sprinkler.

PREMISES AFFECTED—3422 Cannon Place, northside, 100 feet East of Giles Place, Block 3258, Lot 162, Borough of The Bronx.

### APPEARANCES—

For Applicant: Murray Gartner.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to February 24, 1960 at 2 P.M. for hearing at the request of the applicant.

## 614-59-A

APPLICANT—De Rose and Cavalieri for Barson Associates, Incorporated, owner; Julie Research Laboratories Incorporated, lessee.

SUBJECT—Application September 28, 1959—Appeal from a decision of the Borough Superintendent,—re fire alarm system, and egress.

PREMISES AFFECTED—554 West 168th Street, south side, 103 feet, 6 $\frac{3}{8}$  inches east of St. Nicholas Avenue, Block 2124, Lot 33, Borough of Manhattan.



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## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 636-59-A

APPLICANT—De Rose and Cavalieri, for John Laga and Lillian Laga, owners.

SUBJECT—Application October 5, 1959—Filed pursuant to section 310 of the Multiple dwelling Law variation of section 172 of the Multiple dwelling Law re—conversion of existing garage into an apartment.

PREMISES AFFECTED—548 East 191st Street, southside, 150 feet east of Bathgate Avenue, Block 3273, Lot 318, Borough of The Bronx.

## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 663-59-A

APPLICANT—Frank Randazzo for Fred N. Knaup, owner.

SUBJECT—Application October 14, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, business use.

PREMISES AFFECTED—483 Driggs Avenue, east side, 25 feet south of North 10th Street, Block 2306, Lot 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Frank Randazzo.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P.M. for inspection and decision; applicant to file computation for second floor live load; hearing closed.

## 671-59-A

APPLICANT—Leonard F. Rothkrug for John Breglia, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of the Borough Superintendent, re—basement living quarters.

PREMISES AFFECTED—65 Bay 31st Street, east side, 140 feet north of Benson Avenue, Block 6382, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 675-59-A

APPLICANT—Seymour A. Mitteldorf, for Kaylou Realty Corporation, Incorporated, owner.

SUBJECT—Application October 20, 1959, Appeal from a decision of the Borough Superintendent—re Egress.

PREMISES AFFECTED—58 East 11th Street, southside, 230.10 feet east of University Place, Block 562, Lot 13, Borough of Manhattan.

## APPEARANCES—

For Applicant: Seymour A. Mitteldorf.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 1087-24-BZ—Vol. IV

APPLICANT—Joseph Schechter for Adshein Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy from storage of plumbing supplies and factory to garage for more than five motor vehicles and motor vehicle repair shop.

PREMISES AFFECTED—1680 Jerome Avenue, east side,

50 feet south of Clifford Place, Block 2848, Lot 12, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph Schechter.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV on November 9, 1949 on certain conditions; and

WHEREAS, the term of variance was last extended on September 29, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1949, as *amended* through September 29, 1959, by adding thereto:

“that the sale and display of motor vehicles may be permitted in the showroom within the front portion of the second floor, as shown on revised drawings marked “Received February 8, 1960”, 4 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (App. 1100/59)

## 659-50-BZ—Vol. IV

APPLICANT—Henry J. Nurick for Jericho Sash and Door Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the erection of a new one story building at the rear of the premises to be used in conjunction with the two existing buildings on the lot for the storage of finished woodwork, such as doors, trim and sash which is delivered by railroad.

PREMISES AFFECTED—251-61 Jamaica Avenue, north side, 200.88 feet west of Little Neck Parkway, Block 8668, Lot 118, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE:

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on February 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 6, 1951, as amended through February 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App. 907/58)

## 898-52-BZ

APPLICANT—Charles M. Spindler for John J. Marmaro and Lottie Staebler, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on con-



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dition, under sections 7c, 7i and 7A of the Zoning Resolution, permitting in a retail use district, the reconstruction and extension in area of existing gasoline service station to be used as a gasoline service station, auto washing, lubritorium, motor vehicle repairs, storage, and sale of accessories and office with a curb cut on 45th Avenue more than the permitted distance from the intersection.

PREMISES AFFECTED—79-20 45th Avenue and 45-02 80th Street, southwest corner, Block 1532, Lot 7, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1953, on certain conditions; and

WHEREAS, working drawings, submitted as being in substantial compliance with the Board's requirements were approved and conditions imposed on June 2, 1953; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1953, as *amended* through June 2, 1953, by adding thereto:

"that parking and storage for pleasure type vehicles only may be permitted, as shown on revised drawing marked "Received February 5, 1960, one sheet, on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects." (App 92/60)

## 191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7a of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubritorium, minor auto repair with hand tools only, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and sale of motor vehicles, reception room and auto upholstery shop.

PREMISES AFFECTED—42-02 to 42-18 Queens Boulevard, south side, from 42nd Street to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application for request to reopen and amend denied.

## THE VOTE TO REOPEN AND AMEND—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## 256-56-BZ

APPLICANT—Lama, Proskauer and Prober for Michael Scafuri, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired February 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7A and 21 of the Zoning Resolution, permitting in a

local retail and residence use district, the erection of a building to be used for stores extending into a residence use and occupying more than the permitted area.

PREMISES AFFECTED—179-189 East 115th Street, north side, 71 feet 9 inches west of 3rd Avenue, Block 1643, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 19, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on February 10, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957, as *amended* through February 10, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 19/56)

## 851-56-BZ

APPLICANT—Goldwater & Flynn for Peter James Corp. and Helen J. Flynn, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline selling station, office, lubritorium, car washing, repairing, parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—South side of Westchester Avenue, 100 feet west of Pugsley Avenue, Block 3796, Lots 17, 21 and 23, Borough of The Bronx.

## APPEARANCES—

For Applicant: Richard M. Flynn.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 26, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on March 17, 1959; and

WHEREAS, the resolution was amended on March 17, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957, as *amended* through March 17, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB APP 1939/56)



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## 41-58-BZ

APPLICANT—Victor E. Block for Antonio Caraccio and John De Vecchio, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles on land to be cleared.

PREMISES AFFECTED—1365 Nelson Avenue, west side, 40 feet north of West 170th Street, Block 2521, Lot 35, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 24, 1958 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 24, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that in view of statement by the applicant that 25% of the work has been completed, the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt App 1215-57)

## 594-58-BZ

APPLICANT—Lama, Proskauer and Prober for 533 Remsen Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 21 of the Zoning Resolution, permitting in a business use district, on a plot with an existing one story garage for five trucks, storage of fuel tanks, oil burner parts, tanks, gasoline for occupants use and the parking of employees cars, erection of a new one story structure for use as a motor vehicle repair shop, body and fender work, incidental painting and spraying, wheel alignment and brake testing, the proposed new building will exceed the permitted area coverage.

PREMISES AFFECTED—523-533 Remsen Avenue, east side, 240 feet north of Church Avenue, Block 4687, Lot 19, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on March 17, 1959, by adding thereto:

"that acetylene welding may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (App NB 1520/58)

## 570-58-BZ

APPLICANT—Lama, Proskauer and Prober for Ruth Gould, Shirley Firsker, Sylvia Rosenberg, Rebecca Rosenberg, Abraham Rosenberg and Marion Freedman, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage room, office and sales and the parking and storage of motor vehicles.

PREMISES AFFECTED—5601-5611 Avenue U and 2063-2083 East 56th Street, northeast corner, Block 8399, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 1464/58)

## 8-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Morben Properties, Inc., owner; Socony Mobil Oil Company, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting partly in a business use and partly in an unrestricted use district, for a term of five (5) years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—113-125 Hamilton Avenue, east side between 306-314 Columbia Street and 2-12 Woodhull Street, Block 362, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



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603-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Hantman Associates, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7c and 21 of the Zoning Resolution, permit partly in an unrestricted use district extending into a business use district, the erection of a gasoline service station.

PREMISES AFFECTED—241-09 to 241-21 (241-15 official) Northern Boulevard and 44-36 to 44-42 Douglaston Parkway, northwest corner, Block 8092, Lot 39, Douglas-

ton, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

Adjourned: 3:25 P. M.

JOSEPH J. DOYLE, *Chief Clerk.*

## RULES

### RULES GOVERNING THE USE OF EQUIPMENT FOR SPRAYING AND DRYING OF PAINTS, VARNISHES, LACQUERS AND OTHER INFLAMMABLE SURFACE COATINGS AND STORAGE OF SUCH MATERIALS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JUNE 10, 1932 AND REVISED JULY 16, 1937, EFFECTIVE AUGUST 16, 1937, AMENDED JULY 25, 1944, EFFECTIVE AUGUST 21, 1944 AND AMENDED JANUARY 29, 1960, EFFECTIVE MARCH 2, 1960.

(353-30-SR)

Authority:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, Subdivisions 2 and 3 of the Charter of the City of New York, to effectuate the provisions of C19-84.0, C19-85.0 and C19-86.0 of the Administrative Code.*

#### Rule 1. Application.

1.1 No person, firm or corporation shall spray, dip or immerse any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable or combustible substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes except in conformance with these rules, and under a permit issued by the Fire Commissioner. Where the quantity of spraying, dipping or immersing materials used in a day does not exceed two quarts, except for spraying as performed under Rule 5.13, and the total amount of material stored does not exceed twenty gallons, these rules shall not apply.

1.2 APPLICATIONS. Application for the required permit to store and use the above-mentioned materials shall be made to the Fire Commissioner on forms prescribed by him and shall contain such information as he may require. When a spray, dipping, immersing, storage or mixing room is to be installed, an application shall be filed with and approved by the Borough Superintendent before a permit is issued by the Fire Commissioner.

1.3 RESTRICTIONS. No spraying, dipping or immersing of any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes shall be permitted in any premises or portion thereof as follows:

1.3.1 Which is occupied as a class A or B multiple dwelling or a dwelling for one or two-families, except where a location is provided which is separated by fireproof construction from the residential occupancy and ventilated as provided in Rule 3.

1.3.2 Which is occupied as a place of public assembly except trade schools where the buildings are of Class I or Class II construction and spraying, dipping or immersing are demonstrated for instruction purposes only.

1.3.3 Which is artificially lighted by any means other than electricity.

1.3.4 Which is heated by other than the use of steam or hot water circulating systems and the boiler is located outside the space where spraying, dipping or immersing is carried on.

#### Rule 2. Definitions.

2.1 The term "SPRAY or SPRAYING SPACE" "DIPPING SPACE or IMMERSING SPACE" when used in these rules shall mean that portion of the premises used for the actual work of spraying, dipping or immersing any article or thing with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds, commonly used for painting, varnishing, staining or similar purposes in any booth or room.

2.2 The term "CABINET BOOTH" when used in these rules shall mean a compartment with a back, top and two sides of incombustible materials over a substantial metal frame and equipped with air exhaust facilities, located within a room or any portion of any premises where spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.

2.3 The term "CANOPY BOOTH or HOOD" when used in these rules shall mean an installation consisting of a metal canopy or hood, without any side or end panels enclosing the object sprayed and an air exhaust system under which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.

2.4 The term "TUNNEL BOOTH" when used in these rules shall mean a compartment consisting of two sides and



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top, equipped with an air exhaust system in which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.

2.5 The term "SPRAY ROOM" when used in these rules shall mean a fully enclosed ventilated room approved for such use in which any article or thing is sprayed by any flammable paints, varnishes, lacquers or any other flammable substance, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.

2.6 The term "DIPPING ROOM" when used in these rules shall mean a fully-enclosed ventilated room approved for such use in which any article or thing is dipped, or immersed in any flammable paints, varnishes, lacquers or any other flammable substances, mixtures, or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.

2.7 The term "FIREPROOF or FIRE-RESISTING PARTITIONS" used in these rules shall mean the standards set in the Labor Law and the Rules of the Board of Standards and Appeals for factory buildings. All openings in this type of partition shall only be equipped with self-closing fireproof assemblies.

2.8 The term "STORAGE ROOM" when used in these rules shall mean a fully-enclosed ventilated room used for the storage and mixing of any inflammable paints, varnishes, lacquers or any flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes.

2.9 The term "CERTIFICATE OF FITNESS" when used in these rules shall mean the written permission granted by the Fire Commissioner to an individual to supervise and to process spraying, dipping and immersing materials and equipment, in accordance with the provisions of Section C19-14.0 of the Administrative Code and these Rules.

2.10 The term "PERMIT" when used in these rules shall mean the written permission issued to a person, firm or corporation by the Fire Commissioner, to store and use materials covered by Sections C19-12.0 and C19-84.0 of the Administrative Code and these Rules.

## Rule 3. Ventilation.

3.1 Spraying or dipping spaces shall be ventilated when in operation so that the movement of air shall be at least one hundred (100') linear feet per minute in the breathing zone of the operator and be of sufficient capacity to prevent the accumulation of mist or vapors. For requirements of ventilation of storage rooms see Rule 4.4.1.

3.2 Air shall be admitted to the spraying, dipping or immersing spaces in an amount equal to the capacity of the fan or fans and in such a manner as to avoid short-circuiting the path of air in the working zone of such spaces. Exhaust fans shall be kept running constantly while spraying, mixing or dipping. Exhaust fan control shall be interconnected with spray gun so as to operate simultaneously. Exhaust fans shall, in addition, be arranged to operate independently of spray gun. Ventilation Equipment shall be kept in operation for a sufficient length of time thereafter to exhaust all vapors, fumes or residues of spraying materials from the spray booth, dip space or drying room. Air admitted to the spraying, dipping, immersing, drying spaces or storage rooms shall be fresh air taken from the outside of the building.

3.3 EQUIPMENT. Motors shall be located outside of spraying, dipping or immersing spaces except as provided in Rule 4.

## Rule 4. Specification for Spray Booths, Spray Rooms, Dip and Immersing Rooms, Drying Equipment and Material Storage Rooms.

4.1 Spray booths shall be constructed of metal or incombustible materials satisfactory to the administrative official having jurisdiction. Ventilation and lighting for spray booths, spray rooms, dipping rooms, drying rooms and storage rooms shall comply with the requirements of these rules.

4.1.1 Spray, dip and immersing rooms shall be enclosed on all sides with partitions constructed of incombustible materials with floors in such rooms of concrete. Where such rooms are located over wooden floors, such wooden floors shall be surfaced with 1" of grout adequately reinforced or a mixture of Portland cement, and sand similarly reinforced. Ceilings over such rooms shall be protected by 5/8" unsanded gypsum plaster or 7/8" of cement or sanded gypsum plaster on approved 3.0 lb metal lath or other equivalent fire resisting ceiling protection. Ventilation, lighting and heating for these rooms shall comply with the requirements of these rules. Where additional fire fighting equipment is necessary such equipment shall be furnished in accordance with the direction of the Fire Commissioner. Floor drains leading to the house draining system or the public sewer shall not be permitted. Dip tanks shall be provided with hinged metal covers held open by a fusible link, such covers to be equipped with an opening to permit automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct. Where the work process, such as conveyorized operation, makes the use of a cover impractical, the dip tank and drain boards shall be protected by an adequate extinguishing system designed for manual and automatic operation satisfactory to the Fire Commissioner and such conveyor shall be interlocked with the extinguishing system so that in the event the extinguishing system is activated, the conveyor action shall be stopped.

4.1.2 Panels of polished wired glass or plate-glass at least one-quarter (1/4) of an inch thick, not exceeding seven hundred and twenty (720) square inches in area and not more than forty-eight (48") inches in any linear dimension may be used in the sides of a spray booth or room.

4.1.3 The inner sides of walls, ceilings and the floors of all spraying or dipping spaces shall have a smooth surface.

4.1.4 All openings in spray, dip or immersing rooms shall be protected by fireproof opening protective assemblies. Windows opening on a street may be used to provide ventilation but no window on a lot line or less than 20 ft. from any opening in a wall of an adjacent building shall be permitted except when the subject room is more than 20 ft., in the horizontal plane, above an adjoining building.

4.1.5 Ferrous metals used in the construction of spraying, dipping or immersing spaces shall be thoroughly painted on the inside or be galvanized.

4.1.6 All spraying, dipping or immersing spaces shall be so constructed that at least three (3) feet of clear working space shall always be maintained for each operator spraying, dipping or immersing the material being processed.

## 4.2 STORAGE ROOMS.

4.2.1 Storage rooms shall be constructed of fireproof or fire resisting material and shall have a window



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opening to the outer air but such window shall not be on a lot line, enclosed court, nor opposite within twenty feet of windows of adjacent buildings nor part of the same premises, such window openings to be fireproofed and lower half provided with open louvers or ventilated by metal duct or fan at least 8 inches in diameter. The floors of all storage rooms shall be of incombustible non-ferrous materials. The sill of the door shall be at least 6 inches above the finished floor. All doors to be tin-clad, approved, fireproof and self-closing.

The lighting equipment shall comply with rule 4.5.2.2 and shall have an electric switch located outside the room. Immediately adjacent to such room shall be provided such portable fire extinguishing equipment for use within the storage room as the Fire Commissioner shall direct.

## 4.3 DRYING EQUIPMENT.

4.3.1 Gas Fired Drying Ovens. Gas fired drying ovens shall be of a type as approved by the Board. Such ovens shall be constructed of metal and incombustible materials so designed as to preclude the direct application of flame to the materials in process. Ventilation shall be provided for each oven of sufficient capacity to maintain an oven vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used. All oven openings shall be maintained at a negative pressure relative to room pressure for inward flow. The controls for the safety exhaust and recirculating fans shall be properly interlocked with the gas supply line so that when the gas is flowing the fans are in operation. A time delay relay shall be installed to provide a minimum of four oven volume changes with fresh air and in the case of an indirect fired type of oven simultaneous purging of the combustion chamber before the ignition system can be energized and gas flow started. Each oven shall be equipped with gas burning equipment approved for such use and with electrical controls so arranged as to shut off the gas valve when ignition fails or the gas supply pressure drops to 2 inches of water.

The use of a continuous gas pilot light is prohibited unless an automatic gas shut off valve is provided which will shut the gas off at the pilot light when the flame is extinguished or the supply of gas cut off. Electrical pilot ignition shall be of the continuous type or equal in performance, designed for use in high temperatures, with controls so interlocked as to shut off the gas supply when current is interrupted. An auxiliary manually operated gas shut off valve shall be located not nearer than 25 feet from the oven so as to control the gas supply in the event of an emergency. Such ovens shall be adequately insulated on all sides and top to limit the maximum surface temperature to 140°F and to 160°F on the base, unless the floor is protected by a 3 inch mat of reinforced concrete placed over and bonded into the existing concrete floor and projecting not less than 6 inches outside the projected area of the equipment or unless an unenclosed clear air space not less than 4 inches above the concrete floor is maintained between the floor and the underside of the oven.

4.3.1.1 The burner section of gas fired drying ovens shall not be located nearer than 25 feet from spraying or dipping spaces except when separated by fire proof construction, in which case the distance between burner section and spray or dip space shall be not less than 25 feet measured in the shortest line of travel.

## 4.3.2 ELECTRIC INFRA-RED RAY DRYING OVENS.

4.3.2.1 Electric Infra Red Ray Drying Ovens shall be of a type as approved by the Board. Such ovens shall be constructed of electric equipment installed in accordance with the National Electric Code and the requirements of the Department of Water Supply, Gas and Electricity. Ovens when erected shall be placed on concrete floors without any additional protection, provided that at least 12 inches of clear space above the floor is provided to permit adequate ventilation.

4.3.2.1.1 In drying processed material involving the evaporation of considerable amounts of flammable solvents by infra-red lamps, such installations shall not be confined in small rooms unless such rooms are thoroughly ventilated by a power driven ventilation system of sufficient capacity to maintain a vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used; the controls of the ventilation system to be so interlocked with the Infra-Red Ray System that the latter cannot function unless the ventilating system is in operation. When equipped with duct ventilating system, the Infra-Red Ray Oven shall be adequately secured so as to prevent moving.

4.3.2.1.2 Where the evaporation of a considerable amount of flammable vapors are involved, ventilated hoods located as near to the floor as practicable or enclosures shall be provided at the initial stage of the process with adequate exhaust system to discharge the primary evaporation from the solvents to the outer air, so that when the processed material progresses through the lamp drying tunnels only a comparatively small amount of solvent is left for evaporation. A space between such ventilating section and the drying section shall be maintained.

4.3.2.1.3 Lamps and other electrical equipment shall be kept free from flammable deposits and adequate cleaning shall be maintained.

4.3.2.1.4 Lamp and resistance heater type drying units shall be separated from spraying and dipping processes complying with these rules by a distance of at least 15 feet or shall be installed in a separate fireproof room.

4.3.2.1.5 Controls shall be arranged so that the lamps in the tunnels will be shut off automatically if and when the conveyor stops.

4.3.2.1.6 Where there are no conveyors and the material being processed is left stationary in the dryer there shall be an excessive temperature switch to shut off the lamps or resistance heaters to avoid overheating the material being processed if it is not removed from the dryer in time.

4.3.2.1.7 Material to be processed on the conveyors shall be rigidly supported so as not to be liable to displacement and cause lamp breakage and short circuits. Where there are no convey-



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ors, materials should be fixed on dollies running on tracks or other equivalent method to accomplish the same result.

4.3.3 The temperature of the air contacting the processed material or of the material itself shall not be higher than that to which such material can be safely subjected.

4.3.4 Such fire fighting equipment suitable for electrical and solvent vapor fires shall be provided as the Fire Commissioner may direct.

## 4.4 SPECIFICATIONS FOR DUCTS, PIPES AND FANS.

4.4.1 All ducts used for ventilating spray, dip or immersing spaces shall be constructed of approved incombustible materials or metal of not less than the following gauges of metal:

Ducts twenty-four (24") inches or less in diameter No. 22 gauge.

Ducts over twenty-four (24") inches and not over thirty-six (36") inches in diameter No. 20 gauge.

Ducts exceeding thirty-six (36") inches in diameter No. 18 gauge.

4.4.2 Ducts shall be strongly constructed and be installed in a workmanlike manner. They shall be rigidly supported.

4.4.3 Ventilating ducts shall run as directly as practicable to the outer air and be protected with a hood against the weather. The exhaust terminal or hood shall also be protected with a screen of copper or bronze with a mesh not larger than one-quarter ( $\frac{1}{4}$ ") inch.

4.4.4 Where a duct passes through a non-fireproof floor or roof, the duct shall be protected at such point by an outer pipe or sleeve with an air space of at least one (1") inch between the sleeve and pipe protected from the woodwork by at least a 1" blanket of asbestos, compressed rockwool or glasswool, or equivalent fire-resistive material extending through the entire depth of the ceiling construction and adequately secured to the outer pipe. The outer pipe shall be not less than two (2") inches from any woodwork and such woodwork shall be covered with at least 26 gauge metal or other incombustible material.

4.4.5 Ventilating ducts shall not terminate within ten (10) feet measured horizontally of any chimney outlet, unprotected air intakes or within twenty (20) feet of any exit or any opening in an adjoining building.

4.4.6 If induced draft is used to create an air movement, the air shall be supplied from a point outside the spray or dip or immersing space. Fans and motor must be located outside the spray, or dip space, except approved explosion-proof motor and non-ferrous blade fans which, however, are not to be located where residues of spraying material may collect on such equipment.

4.4.7 The exhaust system from any spray, dip or immersing space shall not be connected to any other ventilating system or be discharged into a chimney or flue used for the purpose of conveying gases of combustion.

4.4.8 Exhaust fan blades shall be constructed of non-ferrous metal. All exhaust and ventilating fans to be permanently connected to their source of power, using metallic conduit. Rheostats in fan bases not permitted. Fan blades not coming in direct contact, with spraying fumes, need not comply with this requirement.

4.4.9 Adequate access doors or panels have tight fitting by means of screw bolts, clamps or springs shall be provided, to permit inspection and cleaning.

## 4.5 ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES.

4.5.1 No motors, switches, rheostats, lamps, fluorescent light or other electrical equipment shall be located in spray, dipping or immersing rooms or within ten (10') feet of the open end of any spray compartment, spray booth, immersing or dipping space unless such electrical equipment be of a type approved for use in explosive atmosphere and where a conduit leads from a hazardous location to a non-hazardous location, the conduit shall be sealed off by an approved sealing compound. Except that alternating current induction motors of the totally enclosed type, having no brushes make and break contacts, collectors or other arcing or sparking parts may be located within ten (10') feet of a spray booth, spray compartment or dipping space when approved by the administrative official having jurisdiction. No open flame shall be used within 25 ft. of spray, dip or coating space or paint storage room or cabinet except when separated by fireproof construction, except as provided in Rule 4.3.1. Gas Fired Drying Ovens and 4.3.2.1.4 Electric Infra Red Dry Ovens.

### 4.5.2 Lighting Fixtures.

4.5.2.1 Artificial lighting shall be only by means of electricity.

4.5.2.2 When lighting fixtures are located within 10 feet of a spray booth, spraying space, dipping space or within a storage room they shall be of the rigid stem type, enclosing all wiring and be equipped with keyless sockets having vapor proof globes. Where exposed to breakage, globes shall be adequately protected by substantial metal guards or equivalent means. Fluorescent tube type lighting fixtures when used in spray booths or in spray and dip spaces or in storage rooms or rooms containing inflammable vapors, shall be of a type approved for use in explosive atmospheres. The auxiliaries of mercury vapor lamps shall be offset at least ten (10) feet from spray booth, spray or dip spaces unless enclosed in explosion-proof protection.

4.5.2.3 All electrical equipment shall be installed and grounded as provided by the Administrative Code covering electrical equipment and permanently connected to their source of current supply, using metallic conduit.

4.5.2.4 No pin plug receptacles shall be used except when the use of receptacles and attachment plugs become necessary they shall be so connected to form a part of a unit device with explosion-proof interlocking switch precluding the removal of the plug when the switch is in the "on" position or by an approved explosion-proof enclosure which can seal the arc when the current is interrupted. Such receptacles and plugs shall be of the polarized type providing a connection for the grounding wire of the portable cords.

4.5.2.5 All electric wiring shall be enclosed in rigid standard weight metallic conduits with explosion proof joints and fittings. Joints in metallic conduit having threaded couplings shall not have less than five (5) fully engaged threads. Where flexible connections are required a flexible fitting approved for explosive atmospheres shall be used.



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4.5.2.6 The use of portable cords or trailer lights are prohibited, except when flexible cord approved for hard usage containing one (1) extra insulated conductor properly connected to form a grounding connection for metal lamp guards, motor frames and all other exposed metal portions of such portable lamps and devices may be used. When portable lamps are used they shall be enclosed in a manner approved for explosive atmospheres and with substantial guards of metal to prevent breakage. Sockets shall be of the keyless moulded composition type with no exposed metal parts.

## Rule 5. Maintenance and Operation.

- 5.1 Every premises wherein a spraying, dipping, or immersing space is maintained and operated shall be continuously under the charge and supervision of one or more persons holding a certificate of fitness, whose duty shall be to see that the spray, dipping and immersing space comply with the rules and the terms of the permit are not violated. No other duties shall interfere with the enforcement of these rules while the work is in process. A copy of these rules shall be available near the space where these rules apply.
- 5.2 Smoking or the carrying of lighted cigars, cigarettes, matches, or pipes in spray, dipping or immersing space is prohibited.
- 5.3 No person shall be permitted within a spray space between the spray gun and the exhaust outlet while the spray gun is in use.
- 5.4 Spraying, dip or immersing spaces, and its surroundings shall be kept clean at all times and shall be kept clear of all materials, equipment and utensils not required in the operation of the spray. Side walls, ceilings, baffle plates, etc., shall be sprayed with soap and water solution, before cleaning, or cardboard or masking paper may be fastened before any operation and after said operation all waste material shall immediately be removed from the premises.
- 5.5 Floors within and surrounding spray, dip, or immersing spaces shall be kept clean and free from waste material at all times.
- 5.6 Spray rooms, booths, fans, ducts, and other equipment shall be cleaned frequently and maintained in clean and efficient working condition; lacquer spraying booths shall be wet down before cleaning.
- 5.7 Implements used for cleaning shall be made of non-ferrous material to avoid sparks.
- 5.8 Metal waste cans with self-closing covers shall be provided for all spraying, dipping or immersing spaces and storage rooms. The number to be installed shall be determined by the administrative official having jurisdiction.
- 5.9 Approved fire appliances shall be installed in all spraying, dipping or immersing spaces and in storage rooms as may be determined by the administrative official having jurisdiction.
- 5.10 Accumulation of inflammable waste, sweepings or deposits from spray, dip or immersing space is prohibited. All such waste shall be placed in approved waste cans and be removed from the premises at the close of work each day.
- 5.11 All sandpapering of lead painted surfaces shall be done with wet sandpaper.
- 5.12 When a motor vehicle is taken into a spray space, the batteries shall be disconnected before the process of spraying is begun.
- 5.13 Before spraying is performed on elevator cars all elec-

tric power operating all elevators enclosed in a common shaft, shall be turned off. While such work is in progress portable fire extinguishers shall be provided and maintained adjacent to the work as the Fire Commissioner shall direct. Such shafts shall be well ventilated of fumes before starting elevators.

- 5.14 Inflammable solvents used for cleaning equipment or for any other purpose shall not be discharged into the house drain.

## Rule 6. Material Storage and Mixing.

- 6.1 Main supplies of spray coating and dipping materials and thinners shall be kept in an outside storage building, storage rooms or in vented metal cabinets in accordance with the following amounts:
  - 6.1.1 Spraying materials not in excess of 100 gallons may be stored in single walled metal cabinets ventilated to the outer air. Such cabinet to be metal covered on all sides, including the doors and arranged for ventilation at top and bottom.
  - 6.1.2 Spraying materials not in excess of 200 gallons may be stored in double-walled metal cabinets ventilated to the outer air or wood cabinets metal covered on all sides, including the door, and arranged for ventilation at top and bottom, to the outer air.
  - 6.1.3 Spraying materials in excess of 200 gallons shall be stored in a separate exterior storage building of fireproof or fire-resisting material with ventilated plain glass skylight or in a storage room constructed fireproof in a fireproof building or fire-resisting in a non-fireproof building. The maximum amount of spraying materials to be stored in a storage room of a non-fireproof building shall be determined by the administrative official having jurisdiction.
  - 6.1.4 Mixing or thinning of coating materials shall be conducted in a storage building or storage room, except that containers of total capacity not exceeding ten gallons may be opened and their contents mixed in the spray room or room in which booths are located while the air exhaust system is operating.
  - 6.1.5 Working supplies sufficient for not more than one day's use but not exceeding twenty gallons to each booth, nor a total of one hundred gallons, may be kept in the spray room or room in which spray booths are located; covers of containers must be kept thereon when such containers are not actually in use. This amount is in addition to the amount allowed in Rule 6.1.7.
  - 6.1.6 Gravity feed material containers for supplying spray guns shall not exceed ten gallons in capacity and shall be supported by wire cables or metal brackets having a factor of safety of four when filled with the heaviest spraying materials used.
  - 6.1.7 Pressure feed tanks and other equipment for use in connection with direct spraying under air pressure shall be restricted to tanks of not more than sixty gallons, individual capacity, designed, constructed and approved for this specific purpose by the Board of Standards and Appeals. Each tank shall be provided with a safety valve set at a pressure not exceeding eighty pounds. All gravity feed containers and other spraying equipment shall be approved as above.
  - 6.1.8 The installation of all electrical wiring, switches, lighting and all other electrical equipment, and the provisions of these rules against carrying matches or smoking and prohibiting flame or spark-producing devices, shall also apply to storage or mixing rooms.
- 6.2 Storage of Materials where nitro cellulose products are manufactured.



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6.2.1 Storage of spraying, dipping and immersing materials shall be as provided in Rule 6.1.1 through Rule 6.1.3, but in a building in which nitro cellulose products are manufactured, stored or kept the amount shall be not over twenty-five (25) gallons as per Section C19-113.0, subdivision h of the Administrative Code.

### 6.3 Sprinklers.

6.3.1 Sprinkler heads shall be provided in all spray, dip or immersing spaces and storage rooms and shall be installed in accordance with the Sprinkler Rules of the Board of Standards and Appeals, except in non-sprinklered buildings where sprinkler connection may be made to the house water supply, provided the size of the house water supply line is adequate for the number of sprinkler heads.

### 6.4 Maintenance of Sprinkler Heads.

6.4.1 Sprinkler heads in spraying, dipping and immersing spaces shall be cleaned at least once a week under the supervision of the person holding the certificate of fitness and a coating of light grease or vaseline shall be applied after each cleaning to prevent the formation of a hard deposit and render the sprinkler useless in case of fire. The use of paper bags or other materials about sprinkler heads is prohibited.

## Rule 7. General Requirements.

*Notice—Attention is called to the provisions of the Administrative Code as to violations reading as follows:*

*Section C19-152.0 of the Administrative Code, "Any person who shall willfully violate or neglect or refuse to comply with any of the provisions of this chapter in addition to any other penalties prescribed by law or ordinance shall, upon conviction, be punished by a fine of not more than \$500 or by imprisonment not exceeding 6 months, or by both such fine and imprisonment."*

NOTE:—The principal cause of fires in spray-booth installations are: broken electric lamps and other electrical defects; cleaning the interior booths, fans and motors with highly flammable solvents; accumulation of deposits in the tubes and vent pipes from neglect in cleaning them frequently; unnecessary accumulation of waste and refuse, smoking and a general lack of cleanliness.

- (a) "No Smoking" signs, with letters at least 2 inches in height, shall be posted at entrances to and in all spray rooms and paint storage rooms or building.
- (b) No combustible materials shall be stored or maintained within 15 feet of any spray booth.
- (c) All stocks shall be arranged so as not to interfere with the operation of automatic sprinkler heads.
- (d) Adequate mechanical or natural ventilation shall be provided.

(e) No open flames or devices creating open flames or arcs shall be maintained within 25 feet of the spray or dipping process.

(f) The premises where painting, dipping or immersing is performed shall be kept clear of empty paint cans, rubbish, paint accumulations and other combustible material.

## Rule 8. Existing Spray Booths and Installations.

8.1 These rules shall be retroactive in the following respects:

**Rule 1.3.4** Heating of Rooms.

**Rule 3.1** Air Exhaust System.

**Rule 3.2** Air Supply and Mixing.

**Rule 4.0** Specifications for Spray Booths, Spray Rooms, Dip and Immersing Rooms, New Drying Equipment, and Material Storage Rooms.

**4.1.3** Surfacing of Booths.

**4.1.5** Surfacing of metal in Booths.

**4.3.2** Maintenance of Ducts.

**4.4.6** Method of Induced Draft.

**4.5.1** Electrical Equipment.

**4.5.2** Electrical Lighting.

**Rule 5.1** Certificate of Fitness.

**5.2** Smoking, Matches, etc.

**5.6** Maintenance of Equipment.

**5.7** Cleaning Implements.

**5.9** Fire Appliances.

**5.10** Accumulation and disposal of waste materials.

**5.12** Motor vehicles in booths or rooms.

**5.13** Spraying Elevator Cabs.

**Rule 6.** Material, Storage and Mixing.

**Rule 7.** General Requirements.

**Rule 8.1** Rules 6.1, 6.2, 6.3 and 6.4 may not be applied in fireproof buildings equipped with an approved existing automatic sprinkler system where the general conditions of cleanliness are properly maintained at all times.

## Rule 9. Permits and Plans.

Before a permit is issued by the Fire Commissioner, plans shall be filed with the Borough Superintendent, stating name, address, floor and space where the painting, dipping or spraying processes or storage room are to be installed. Such plan shall include a complete layout of the proposed installation and shall clearly indicate the location of all exterior wall openings, in premises and adjacent buildings, exits, chimneys, vent openings and proposed processes.

Plans shall be filed with the Borough Superintendent for storage and mixing rooms. Such plans shall show the complete floor plan of the proposed equipment and the location of the proposed equipment with respect to the storage and mixing rooms, exterior wall openings, in premises and adjacent buildings, exits and all chimneys within 20 feet of storage rooms and vent openings.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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### DIRECTORY

BOARD OF STANDARDS AND APPEALS

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(Remaining Minutes of the Meeting of February 24, 1960,  
will be printed in the Bulletin of March 10, 1960.)

### PETITIONS AND ORDERS OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On February 16, 1960, Order of Certiorari and Petition was served on the Board by Leslie P. Oberleder, attorney for Petitioner, Daniel A. Brenner, objecting property owner, seeking a review of the Board's determinations on January 26, 1960, granting under Cal. No. 715-59-BZ from a decision of the Borough Superintendent a variance under Section 21 of the Zoning Resolution, to permit in a business use district, the erection of a seventeen (17) story Class A Multiple dwelling which exceeds the permitted height as an extension to an existing seventeen (17) story multiple dwelling on the abutting Lot 20; also under Cal. No. 716-59-A, modifying Section 310 of the Multiple Dwelling Law re—height, bulk, egress, and storage spaces; Premises 123-129 Greenwich Avenue and 2-10 Horatio Street, southwest corner, Block 616, Lots 16 and 20, Borough of Manhattan.

On February 24, 1960, Order of Certiorari and Petition was served on the Board by Burton Citak, attorney for Petitioners, 14 Horatio Corp., Irman Realty Corporation, and Hysam Associates, objecting property owners, seeking a review of the Board's determinations on January 26, 1960, affecting the above calendar numbers and premises.

\* \* \* \*

On February 23, 1960, Petition and Order of Certiorari was served on the Board by Simon Perchik, attorney for Paul M. Cutrano, et al., petitioners and objecting property owners, seeking a review of the Board's determination on January 26, 1960 of the application reopened on October 14, 1959 and restored to the docket by order of the Court—granting a variance under Sections 7f, 7i and 7A of the Zoning Resolution to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories with show window within 75 feet of residence use district; Calendar Number 239-26-BZ—Vol. III; Premises 1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

\* \* \* \*

On February 18, 1960, Petition and Order of Certiorari was served on the Board by Burke, Green & Groh, attorneys for Stuart A. Weiss and Kenneth M. Weiss, owners, seeking a review of the Board's denial on January 12, 1960 of their application reopened June 30, 1959 as Volume IV—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only and the continuance of the present parking lot which is a conforming use; Calendar Number 361-37-BZ—Vol. IV; premises 91-11 Roosevelt Avenue, north side, between 91st and 92nd Streets, Block 1479, Lot 38, Jackson Heights, Borough of Queens.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

## DOCKET

*New Cases Filed up to February 23, 1960*

*Cal. No. Dept. Premises Affected*

**102-60-A**—B.Bx.—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of the Bronx, Alt. 1301-56 and Misc. 128-58, re—egress Multiple Dwelling Law.

**103-60-BZ**—B.B.—3149-3173 (3171 Official) Whitney Avenue, and 2259-2271 Plumb & First Street, northeast corner, Block 7527, Lot 1, Borough of Brooklyn, Alt. 112-60, re—proposed extension of building in a "D" area zone exceeds permitted percentage of coverage, retail use district.

**104-60-BZ**—B.Bx.—1672 Castle Hill Avenue, southeast corner Parker Street, Block 3990, Lots 48 and 50, Borough of the Bronx, N.B. 1788-59, re—proposed gasoline and oil selling station, office, lubrication and auto repair, retail use district.

**105-60-BZ**—B.Bx.—1749 Grand Concourse, northwest corner Clifford Place, and 1740 Walton Avenue, northeast corner Clifford Place, Block 2822, Lot 19, Borough of the Bronx, Alt. 30-60, re—proposed drug store use on the first floor of a 13 story penthouse fireproof Class "A" new law tenement, residence use district.

**106-60-BZ**—B.Q.—36-46 Bell Boulevard, northwest corner 38th Avenue, Block 6172, Lot 25, Bayside, Borough of Queens, N.B. 3873-59, re—10 foot setback, D-D area, retail use district.

**107-60-SM**—Maraweld, (use of non-metallic bottoms for the repair of fuel oil tanks), manufactured by the Marblette Corporation, Material.

**108-60-A**—B.Q.—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens, Alt. 2599-59, re—frame building, stairway, doors, closet which opens into the required stair enclosure.

**109-60-BZ**—B.M.—280-290 Park Avenue and 54-70 East 49th Street, southwest corner, and 51-71 East 48th Street, Block 1284, Lot 33, and part of 30, Borough of Manhattan, N.B. 2-60, re—proposed office building located in a Class 2 height district encroaches beyond the required zoning envelope, restricted retail use district.

**110-60-SA**—Forse-Matic "20", 20 lb. Coin Washing Machine, Model Nos. 21-CWS, 21-CWSP, 21-CWE, 21-CWEP, manufactured by Forse Corporation, Appliance.

**111-60-SA**—Western Eagle (Commercial Dry Cleaning Washer-Extractor), Model Nos. 12A-3, 12A-4, 12A-5, 13A-3, 13A-4, 13A-5, 12A-2, 12A-6, 13A-2, 13A-6, 14A-1, to 14A-4 inclusive, 14A-5, manufactured by Western Laundry Machinery Co., Appliance.

**112-60-BZ**—B.R.—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond, N.B. 35-60, re—proposed construction

partly in an unrestricted use "A" area and partly in a retail use "D" area district is contrary to Zoning Resolution.

**113-60-A**—B.R.—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond, N.B. 35-60, re—proposed construction of a metal building exceeding the area limits permitted for that classification.

**114-60-A**—F.D.—22-22 Jackson Avenue, southwest corner Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens, F.D. Decision, re—smoking permit in office areas of warehouse building.

**115-60-BZ**—B.Q.—99-15 to 99-41 Horace Harding Expressway, north side, 219.97 feet east of 99th Street and 99-24 to 99-38 60th Avenue, Block 1948, Lot 19, Corona, Borough of Queens, N.B. 4889-59, re—supermarket, retail stores, parking for more than five motor vehicles, excessive area coverage and curb cuts, residence use district.

**116-60-BZ**—B.Q.—260-02 to 260-20 (260-10 official) Union Turnpike and 77-01 to 77-09 260th Street, southeast corner, and 260-01 to 260-19 79th Avenue, and 77-02 to 77-14 261st Street, Block 8677, Lots 61, 68 and 69, Bellrose, Borough of Queens, N.B. 4890-59, re—supermarket with open parking for more than five cars, area, setback and curb cuts, residence use district.

**117-60-BZ**—B.B.—1727-1733 Fulton Street, north side, 190 feet, 1 inch east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn, N.B. 111-60, re—erection of a gasoline service station, auto washing (non-automatic), lubrication, accessory sales, minor repairs and parking and storage for more than 5 motor vehicles and ground sign, local retail use district.

**118-60-BZ**—B.Q.—1815-1819 Gates Avenue, west side, 90.07 feet north of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens, Alt. 31-60, re—change in use from public garage to manufacturing of needle trades, partly retail and partly residence use districts, where the manufacturing exceeds 5% of the floor space in the retail use district.

**119-60-A**—B.M.—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan, Alt. 825-58, re—exits, conveyer, and other floor openings.

**120-60-A**—B.Bx.—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street, and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx, Alt. 658-57, re—skylight and egress.

**121-60-SA**—Victor Gas Conversion Burners, Model Nos. CG 4553, GS 4552, manufactured by Victor Mfg. Distributing Co., Appliance.

**122-60-A**—B.Bx.—4655 Hadley Avenue, west side, 310.88 feet south of West 247th Street, Block 3418, Lot 324, Borough of the Bronx, N.B. 113-60, re—Class IV Construction—proposed building on a lot not adjoining an improved street.



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## Restored to Docket

913-57-A—Vol. II—B.M.—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan, Amendment to Alt. 1757-56, re—increase in area of building.

161-59-A—Vol. II—B.M.—692-694 Broadway and 2-20 East 4th Street, southeast corner and 386 Lafayette Street, 2nd, 3rd, 4th, 8th & 9th floors, Block 531, Lot 6, Borough of Manhattan, Amendment to Alt. 1591-58, re—two means of egress.

194-58-BZ—B.Q.—141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Gardens, Borough of Queens, Amendment to Alt. 99-58, reopened for consideration as to extension of time to complete, re—extension to an existing one family dwelling and accessory dental office with less than the required setback—G-1 area district.

DESIGNATIONS: B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                                | Last Publication               |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Feb. 11, 1960—Vol. 45, No. 6   |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 35  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | April 15, 1958.                |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Mar. 4, 1958—Vol. 45, No. 8    |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

MARCH 8, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning March 8, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y. on the following matters:

### 7-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Ethel Peres, owner.

SUBJECT—Application reopened October 14, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7e, 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, hi-speed auto laundry, lubricatorium, minor auto repairs, office and sales, storage and parking of cars awaiting service.

PREMISES AFFECTED—2317 to 2327 Ralph Avenue, 6402 to 6414 Avenue M, southeast corner, and 1302 to 1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn.

Laid over from February 24, 1960, to March 8, 1960, for hearing at the request of objectors.

### 48-60-BZ

APPLICANT—Ballard, Todd and Snibbe for St. David's School, Incorporated, owner.

SUBJECT—Application January 20, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "B" area district, the erection of an extension to basement of present school occupying more than the permitted area coverage above the curb grade.

PREMISES AFFECTED—12-14 East 89th Street, south side, 206 feet east of Fifth Avenue, Block 1500, Lots 63 and 64, Borough of Manhattan.

### 710-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened October 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A(d) of the Zoning Resolution, to permit in a business and residence use district the increase in the area of an existing gasoline service station, add an additional pump island with two pumps and new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district.

PREMISES AFFECTED—1915-1937 Linden Boulevard and 756-772 Pennsylvania Avenue, northwest corner and 759-761 Sheffield Avenue, Block 4322, Lots 21 and 24, Borough of Brooklyn.

### 872-59-BZ

APPLICANT—Burke, Green and Groh for Hebrew Centre of Whitestone, Beth-Atfillah, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story extension to the present synagogue and exceeding the permitted area coverage.



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PREMISES AFFECTED—12-25 Clintonville Street, northeast corner of 12th Road, Block 4529, Lot 1, Whitestone, Borough of Queens.

## 843-59-BZ

APPLICANT—Charles M. Spindler for Felix DeVito, owner.

SUBJECT—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.

PREMISES AFFECTED—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.

## 641-59-BZ

APPLICANT—Arnold A. Arbeit for Bervic Realty Corporation, owner.

SUBJECT—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx.

## 698-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing service station and extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales utility room and parking, and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—2773-2791 Nostrand Avenue and 3001-3031 Kings Highway, northeast corner, Block 7684, Lot 22, Borough of Brooklyn.

## 678-59-BZ

APPLICANT—Abraham Grossman for Adrian Applebaum, Harvey Applebaum, Beverly Applebaum and Inez Applebaum, owners.

SUBJECT—Application October 23, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area.

PREMISES AFFECTED—241-20 Northern Boulevard, southwest corner of Douglaston Parkway, Block 8178, Lot 8, Douglaston, Borough of Queens.

## 554-59-BZ

APPLICANT—Harry Silverman for Katonah Realty Incorporated, owner.

SUBJECT—Application August 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story and cellar building for a conforming use and occupying more than the permitted area.

PREMISES AFFECTED—4334-4346 Katonah Avenue, east side, 50 feet north of East 238th Street, Block 3387, Lots 3 and 12, Borough of The Bronx.

## 778-56-BZ—Vol. II

APPLICANT—Morton S. Cahn for Simon Molfetto and Joseph DeDonna, owners.

SUBJECT—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles from the business use portion of the plot into the residence use portion.

PREMISES AFFECTED—102-11 Liberty Avenue, north side, from 102nd Street to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens.

## 741-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nattie Giresi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—112-118 Atlantic Avenue, and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9, Borough of Brooklyn.

## 585-59-BZ

APPLICANT—Harry Silverman for Zinbur Incorporated owner; R. C. A. Service Company, lessee.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the first floor of a one story and basement building from garage to garage office, storage and repairs of radio and television sets with not more than five (5) people engaged in such repairs. The basement use to remain unchanged.

PREMISES AFFECTED—659-665 West 158th Street, north side, 154 feet, 4½ inches east of Riverside Drive, Block 2135, Lot 56, Borough of Manhattan.

## 915-48-BZ—Vol. III

APPLICANT—Joseph Torelli for Big Ten Super Service Station, Inc., owner.

SUBJECT—Application reopened February 9, 1960 for consideration as to extension of term of variance expired April 5, 1959 and time to obtain certificate of occupancy, expired December 9, 1959—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars.

PREMISES AFFECTED—78-15 31st Avenue and 30-06 79th Street, northwest corner, Block 1127, Lot 40, Jackson Heights, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the



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erection and maintenance of a gasoline service station; lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

**PREMISES AFFECTED**—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

**Hearing closed**—Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960.

## 412-59-BZ

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repair and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

**Hearing closed**—Laid over to December 22, 1959 for hearing at the request of an objector; no further request for adjournment to be entertained; then, to January 12, 1960, for inspection and decision; then to January 19, 1960, for further study and decision; then laid over from January 19, 1960, to date to be set; now set for March 8, 1960, after applicant amends application and rectifies housekeeping conditions; and for reinspection and decision.

## 413-59-A

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—Class 3 Construction.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46 Street, north west corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

## 231-29-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, owner; Finest Food Market, lessee.

**SUBJECT**—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).

**PREMISES AFFECTED**—20 East Burnside Avenue, south west corner of Walton Avenue, Block 2854, Lot 44, Borough of The Bronx.

**Hearing Closed**—Laid over from February 9, 1960 to February 24, 1960, for inspection and decision; then to March 8, 1960, for applicant to file corrected plans showing existing conditions and for continued hearing.

## 518-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin, for Abraham Engelman, owner.

**SUBJECT**—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

**PREMISES AFFECTED**—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

**Hearing closed**—Laid over from January 12, 1960, to January 26, 1960, for hearing at request of objector, applicant concurring, to February 9, 1960, for hearing and for applicant to file drawing indicating parking arrangement, grading and drainage and data as to easement; then to February 24, 1960, for hearing at request of applicant, attorney for objectors concurring; then to March 8, 1960, for inspection and decision.

## 512-59-BZ

**APPLICANT**—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

**SUBJECT**—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

**PREMISES AFFECTED**—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

**Hearing closed**—Laid over from February 9, 1960, to February 24, 1960, for hearing at request of attorney for objectors; then to March 8, 1960, for inspection and decision.

## 528-59-BZ

**APPLICANT**—Henry Nordheim for 1996 Arthur Avenue Corporation, owner.

**SUBJECT**—Application August 13, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies.

**PREMISES AFFECTED**—2000 Arthur Avenue, east side, 100.30 feet north of East 178th Street, Block 3068, Lot 65, Borough of the Bronx.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 697-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, office and sales, parking and storage of motor vehicles for a stated term of twenty (20) years.

**PREMISES AFFECTED**—162-27 to 162-41 North Conduit Avenue (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 749-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for 137-07 Northern Boulevard Corporation, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7i of the Zon-



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ing Resolution, to permit in a retail use district the erection of a one story building to be used for the selling and installation of automotive muffler and exhaust systems and other automotive accessories with the use of acetylene torches in connection therewith.

**PREMISES AFFECTED**—137-07 Northern Boulevard, north side, 45 feet east of Farrington Street, and 35-27 to 35-31 Farrington Street, Block 4959, Lots 3 and 37, Flushing, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; applicant having changed the basis of his application from Section 7e to Section 7i.

## 162-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Co. Inc., owner.  
**SUBJECT**—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, machine shop, motor vehicle repairs, store office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 798-59-BZ

**APPLICANT**—Charles M. Spindler for Derben Realty Corporation, owner.  
**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback.

**PREMISES AFFECTED**—67-01 to 67-09 (67-05 official) 167th Street, and 167-02 to 167-04 67th Avenue, southeast corner, Block 6921, Lot 32, Flushing, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 704-59-BZ

**APPLICANT**—Robert J. Crinnion, for E. S. I. Realty Corporation, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten (10) years.

**PREMISES AFFECTED**—53-57 East 177th Street, northeast corner of Walton Avenue, Block 2828, Lots 1, 45, and 46, Borough of the Bronx.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 601-59-BZ

**APPLICANT**—Henry Nordheim, for Julia S. Politi, owner; David Mannes, lessee.

**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of the Bronx.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 762-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubricatorium, minor auto repairs, car washing, utility room and salesroom and parking and storage of motor vehicles.

**PREMISES AFFECTED**—83-29 Broadway and 86-01 to 86-09 Dongan Avenue, northwest corner, Block 1580, Lot 1, Elmhurst, Borough of Queens.

**Hearing Closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; applicant having changed the basis of his application from Section 7c to Section 7a.

## 766-59-BZ

**APPLICANT**—Harry Silverman for I. B. M. World Trade Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars for a period of five (5) years.

**PREMISES AFFECTED**—344 to 346 East 46th Street, south side, 100 feet west of United Nations Plaza, Block 1338, Lot 31, Borough of Manhattan.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision.

## 576-59-BZ

**APPLICANT**—Maxfield Blaufeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

**SUBJECT**—Application September 4, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, to extend the parking of patrons and employees' cars from the retail portion into the residence portion of the plot.

**PREMISES AFFECTED**—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

**Hearing closed**—Laid over from February 9, 1960, to February 24, 1960, for inspection and for further hearing; then to March 8, 1960, for inspection and decision.

## 720-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubricatorium, car washing and sale of accessories and extend such uses to include minor auto repairs and parking and storage of motor vehicles.

**PREMISES AFFECTED**—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

**Hearing closed**—Laid over from February 9, 1960, to February 24, 1960, for inspection and decision; then to March 8, 1960, for decision; applicant to file new plan showing wall along lot line.

MAX H. FOLEY, *Chairman*.

MARCH 8, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 8, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:



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## 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

## 694-59-A

APPLICANT—Irving Kudroff for 75-7 Spring Street Corporation, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent—re exterior stairs.

PREMISES AFFECTED—75-77 Spring Street and 75-77 Crosby Street, northeast corner, Block 496, Lot 40, Borough of Manhattan.

## 717-59-A

APPLICANT—Ludwig Hanauer for 314 5th Avenue Corporation, owner.

SUBJECT—Application November 2, 1959—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—314 5th Avenue, west side, 28 feet 8 1/4 inches south of West 32nd Street, Block 833, Lot 45, Borough of Manhattan.

## 922-59-A

APPLICANT—Elliot Saltzman for Foundation, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, office use, stairways and egress.

PREMISES AFFECTED—4 East 54th Street, south side, 125 feet east of 5th Avenue, Block 1289, Lot 67, Borough of Manhattan.

## 659-59-A

APPLICANT—Joseph R. Loring and Associates for 155-163 East 56th Street Associates, owner.

SUBJECT—Application October 13th, 1959—Appeal from a decision of the Borough Superintendent re—Oil-Burner.

PREMISES AFFECTED—155-163 East 56th Street, north side, 100 feet west of 3rd Avenue, Block 1311, Lots 29, 30, 31, 32 and 130, Borough of Manhattan.

## 759-59-A

APPLICANT—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re Ransburg #2 Electro-Static Sprayer.

PREMISES AFFECTED—134-03 Dahlia Avenue, north side, 17 feet 3 inches each of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

## 764-59-A

APPLICANT—George J. Sole for City of New York Department of Public Works; City of New York Police Department, lessee.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re stairs.

PREMISES AFFECTED—181-195 Union Street, north side, 98.11 feet west of Henry Street, Block 337, Lot 27, Borough of Brooklyn.

## 765-59-A

APPLICANT—Lester H. Maxon for Gamma of Sigma Alpha Mu Incorporated, owner.

SUBJECT—Application November 24, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section D26-7A.0 of Multiple Dwelling Law, re—class

B occupancy—and a decision of Borough Superintendent—re Class 3 building—Fraternity house.

PREMISES AFFECTED—531 West 113th Street, north side, 375 feet east of Broadway, Block 1885, Lot 17, Borough of Manhattan.

## 61-60-A

APPLICANT—William Chamoy Acting Borough Superintendent, The Bronx.

OWNER OF PREMISES—Jacob Starr.

SUBJECT—Application January 27, 1960—Revocation of Certificate of Occupancy 26559—issued on April 16, 1959.

PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

MARCH 22, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 22, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 374-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Ethel Pokorny, owner.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, to reaffirm the resolution adopted November 16, 1937 to reconstruct the one story garage by removing part of the front and create an alcove, and install and maintain a gasoline service station.

PREMISES AFFECTED—1664 to 1670 Fulton Street, southside, 363 feet east of Troy Avenue, Block 1700, Lot 26, Borough of Brooklyn.

## 883-59-BZ

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Shalom Congregation Incorporated, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building with less than the required setback and occupying more than the permitted area coverage.

PREMISES AFFECTED—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## 884-59-A

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Shalom Congregation Incorporated, owner.

SUBJECT—Application December 21, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, public use.

PREMISES AFFECTED—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient parking lot, for the parking and storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.



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## 778-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under section 7a and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present use of lubricatorium, office and minor auto repairs and extend such uses to include car washing, utility room sales room and parking and storage of motor vehicles with ground signs in the retail portion and business entrance (curb cuts) within 75 feet of a residence use area.

PREMISES AFFECTED—164-12 to 164-20, (164-16 Official), Sanford Avenue, and 47-02 to 47-12 165th Street, southwest corner, Block 5395, Lot 22, Flushing, Borough of Queens.

## 265-59-BZ

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution to permit in a residence use district, the change in occupancy from 4 car garage and dwelling to an 8 car garage.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## 266-59-A

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—Appeal from a decision of the Borough Superintendent re: Class III Construction.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## 310-59-BZ

APPLICANT—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

PREMISES AFFECTED—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

## 49-60-BZ

APPLICANT—Lama, Proskauer and Prober for 968 Ocean Parkway Realty Corporation and Harry and Florence Mackler, owners.

SUBJECT—Application January 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E and E-1 area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E-1 area district and less than the required parking spaces.

PREMISES AFFECTED—964-996 Ocean Parkway and 507-525 Avenue J. northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

## 688-59-BZ

APPLICANT—Albert Melniker for Fred Winrock, owner.

SUBJECT—Application October 28, 1959—decision of the

Borough Superintendent, under section 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot and ingress and egress for patron parking for retail building and adjacent to lot #4.

PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

## 689-59-A

APPLICANT—Albert Melniker for Fred Winrock, owner.

SUBJECT—Application October 28, 1959—Filed pursuant to section 35 General City Law—re curb cuts in bed of mapped street—proposal widening of Raymond Avenue.

PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service.

PREMISES AFFECTED—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

## 348-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

SUBJECT—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.

PREMISES AFFECTED—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

## 824-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nagev Realty Corporation, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, salesroom and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district, for a stated term of twenty (20) years.

PREMISES AFFECTED—271-277 5th Avenue, and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn.

## 690-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Vivian Regenstreif, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one story extension to the rear of the existing building, extending into the required rear yard.

PREMISES AFFECTED—217-38 Stewart Road, southside, 340.58 feet east of Kingsberry Avenue, Block 7774, Lot 61, Hollis Hills, Borough of Queens.

## 194-58-BZ

APPLICANT—Leonard F. Rothkrug for Murray and Serena Mintz, owners.



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**SUBJECT**—Application reopened February 24, 1960 for consideration as to extension of time to complete, expired December 2, 1959—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to an existing one family dwelling and accessory dental office with less than the required setback.

**PREMISES AFFECTED**—141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Gardens, Borough of Queens.

## 157-57-BZ

**APPLICANT**—Leonard F. Rothkrug for Jacob Starr, owner.

**SUBJECT**—Application reopened February 24, 1960 for consideration as to extension of term of variance, expired September 24, 1959—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

MAX H. FOLEY, *Chairman*.

## MARCH 22, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 22, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 392-55-SM

**APPLICANT**—Weatherguard Products Corp., owner—Fabroid, model regular H.D.

## 661-58-SA

**APPLICANT**—Cincinnati Cleaning & Finishing Machinery Co., owner—gas fired paint bake oven.

## 198-59-SA

**APPLICANT**—John Sexton & Co., for Stero Chemical Mfg. Co., owner—sexton rinse injector model CZ.

## 234-59-SA

**APPLICANT**—Triangle Equipment Co., owner—triangle infra-red ovens.

## 472-59-SA

**APPLICANT**—Sterlairco., Inc., owner—sterling gas-fired heaters.

## 557-59-SM

**APPLICANT**—Manufacturers Chemical Company, Inc., owner—flame retardant H.

## 740-59-SM

**APPLICANT**—General Electric Co., Major Appliance Division, owner—combination washer-dryer.

## 14-60-SM

**APPLICANT**—Colonial Sand & Stone Co., Inc., owner—stone aggregate.

## 262-36-A—Vol. IV

**APPLICANT**—Joseph A. Marck for Rosemarie Millford, owner.

**SUBJECT**—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

**PREMISES AFFECTED**—154-34 Riverside Drive, southside, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beachhurst, Borough of Queens.

## 792-59-A

**APPLICANT**—Philip P. Agusta for Charles Adragna, owner.

**SUBJECT**—Application December 1, 1959—Appeal from a decision of the Borough Superintendent, re frame building, stairs, and live load.

**PREMISES AFFECTED**—317 Manhattan Avenue, west side, 71 feet north of Metropolitan Avenue, Block 2758, Lot 26, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

# MINUTES

## REGULAR MEETING

WEDNESDAY MORNING, FEBRUARY 24, 1960,  
10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon February 9, 1960 were approved as printed in the Bulletin of February 18, 1960, Vol. 45, No. 7.

## 231-29-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, Incorporated, owner: Finest Food Market, lessee.

**SUBJECT**—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).

**PREMISES AFFECTED**—20 East Burnside Avenue, southwest corner of Walton Avenue, Block 2854, Lot 44, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A. M. for applicant to file corrected drawings showing existing conditions and for continued hearing.

## 7-57-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Ethel Peres, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, hi-speed auto laundry, lubricatorium, minor auto repairs, office and sales, storage and parking of cars awaiting service.

**PREMISES AFFECTED**—2317 to 2327 Ralph Avenue, 6402 to 6414 Avenue M, southeast corner, and 1302 to 1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn.



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## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Philip Kirschner and Joseph Seller.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for hearing at the request of objectors.

## 434-58-BZ

APPLICANT—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

SUBJECT—Application July 18, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc., and the storage of equipment in the vacant portion of the premises, the existing building is located over the city line which is in a Pelham Manor business district.

PREMISES AFFECTED—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Crinnion.

For Opposition: John Zenir.

ACTION OF BOARD—Laid over to March 1, 1960, at 10 A. M. for hearing at the request of objectors; applicant to file statement.

## 162-59-BZ

APPLICANT—Herman Kron for L. B. Oil Co., Inc., owner.

SUBJECT—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, machine shop, motor vehicle repairs, store, office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—76-01-76-09 Northern Blvd. and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 407-59-BZ

APPLICANT—Philip Freshman for Carda, Incorporated, owner.

SUBJECT—Application June 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present parking lot into the adjoining plot.

PREMISES AFFECTED—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Laid over, for hearing, to March 1, 1960, at 10 A. M.; applicant to complete his drawings.

## 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackerson, owner; Benjamin Haskell, lessee.

SUBJECT—Application June 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street,

Block 3146, Lots 49, 51, 52 and part of Lots 35 and 50, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over for further consideration after applicant has filed new drawing showing the grading and drainage proposed on the lot; date of hearing to be set.

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed, and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials, and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: Morris C. Lipson, Rose Waxman, Elaine Bloom, Arlene Hyman, L. Miller, S. Satz, Fanny Kleiman, Toby Arlen, Angeline Romano, Mrs. M. Kotzen, Hope Zaager, M. Safer, Shirley Berkowitz, Salvatore Alpinieri, Philip Caltabiano and Nicholas Contos.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68-78 feet west of Baker Avenue, Block 4340, Lot 94, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and A. Engelman.

For Opposition: Joseph Shankey, Alfred Samberg and Theodore Moss.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 528-59-BZ

APPLICANT—Henry Nordheim for 1996 Arthur Avenue Corporation, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies.

PREMISES AFFECTED—2000 Arthur Avenue, east side, 100.30 feet north of East 178th Street, Block 3068, Lot 65, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Sam Droukas.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 576-59-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.



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**SUBJECT**—Application September 4, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail, and residence use district, the extension of the parking of patrons' and employees' cars from the retail portion into the residence portion of the plot.

**PREMISES AFFECTED**—1036 to 1060 St. Johns Place, southside, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: S. Hal Mercer and John F. Murphy, Jr.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A.M. for decision; hearing closed.

## 601-59-BZ

**APPLICANT**—Henry Nordheim for Julia S. Politi, owner; David Mannes, lessee.

**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building, the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—1980 Jerome Avenue, eastside, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Sylvan R. Novick.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 697-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office and sales, parking and storage of motor vehicles for a stated term of twenty (20) years.

**PREMISES AFFECTED**—162-27 to 162-41 North Conduit Avenue, (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Floyd H. Butler, George V. Hughes, Marjorie Rolle, John Dixon, Tom Garrett, Paul Gibson, Osie Wade, Alberta E. Nurse, James Delbridge, Gladys Douglas, Norman T. Dowell and Samuel Bodian, Park Dep't.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 704-59-BZ

**APPLICANT**—Robert J. Crinnion for E. S. I. Realty Corporation, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten (10) years.

**PREMISES AFFECTED**—53-57 East 177th Street, northeast corner of Walton Avenue, Block 2828, Lots 1, 45 and 46, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion and Irving Markbreiter.

For Opposition: Joseph B. Franklin.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 720-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubricatorium, car washing, sale of accessories and extend such uses to include minor auto repairs, parking and storage of motor vehicles.

**PREMISES AFFECTED**—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Charles J. Heinrich and Helen Lemminn.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A. M. for decision; applicant to file new drawing showing wall along rear lot line; hearing previously closed.

## 749-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for 137-07 Northern Boulevard, Corporation, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one story building to be used for the selling and installation of automotive muffler and exhaust systems and other automotive accessories with the use of acetylene torches in connection therewith.

**PREMISES AFFECTED**—137-07 Northern Boulevard, northside, 45 feet east of Farrington Street and 35-27 35-31 Farrington Street, Block 4959, Lots 3 and 37, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; applicant having changed the basis of his application from Section 7e to Section 7i; hearing closed.

## 762-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubricatorium, minor auto repairs, car washing, utility room, salesroom and parking and storage of motor vehicles.

**PREMISES AFFECTED**—83-29 Broadway and 86-01 to 86-09 Dongan Avenue, northwest corner, Block 1580, Lot 1, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; applicant having changed the basis of his application from Section 7c to Section 7a; hearing closed.

## 766-59-BZ

**APPLICANT**—Harry Silverman for I.B.M. World Trade Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars for a period of five (5) years.

**PREMISES AFFECTED**—344 to 346 East 46th Street, southside, 100 feet west of United Nations Plaza, Block 1338, Lot 31, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Harry Silverman and Robert B. Shea.  
For Opposition: Joseph J. Engel.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 789-59-BZ

APPLICANT—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar for a term of fifteen (15) years.

PREMISES AFFECTED—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, White-stone, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler and Samuel Carr.  
For Opposition: Dr. Gerald Levine, W. G. Dufour, Mrs. F. William Guama, Mrs. S. F. Groopmaw, Sophie Vasilas, Betty Stapleton, Agnes Paulsen, Mrs. F. Alger, Mrs. M. Flaherty, Catherine Miller, Mrs. James C. de Felipe, Mrs. Thomas F. Sullivan, Mrs. J. D'Agostino and T. F. Sullivan.

ACTION OF BOARD—Laid over to March 1, 1960 at 10 A. M. for continued hearing.

## 798-59-BZ

APPLICANT—Charles M. Spindler for Derben Realty Corporation, owner.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required set-back.

PREMISES AFFECTED—67-01 to 67-09 (67-05 official) 167 Street and 167-02 to 167-04 67th Avenue, southeast corner, Block 6921, Lot 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.  
For Opposition: Alfred O. Glicker, Rose Travisano and Louise Politi.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 172-59-BZ

APPLICANT—Gilbert Lazerus for Billiou Corp., Morris Maran and Irving Weinstein, owners.

SUBJECT—Application March 20, 1959—decision of the Borough Superintendent, under Sections 7c, 7e, 21 and 19A(J) of the Zoning Resolution, to permit in a residence and local retail use, D area district, the erection of a one story and basement store building, occupying more than the permitted area with less than the required rear yard and the elimination of the required loading and unloading berth.

PREMISES AFFECTED—70-30 to 70-44 Kissena Boulevard, westside, 99.25 feet north of 70th Road, Block 6656, Lot 190, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Gilbert Lazerus.  
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 673-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert L. Goetz, owner.

SUBJECT—Application October 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a two story and cellar building for use as meeting rooms, storage and equipment, stores, offices, parking on the unbuilt upon portion of the site, and business signs.

PREMISES AFFECTED—9613-9623 Avenue A, and 582-584 Rockaway Parkway, northwest corner, and 1225-1237 Linden Boulevard, Block 4717, Lots 1, 6 and 9, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.  
For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant because of possible sale of property.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Becker ..... 3  
Negative: Commissioner Sleeper and Commissioner Fox 2

## 1013-18-BZ—Vol. II

APPLICANT—Dominick Salvati and Son for Louis Ponsiglione, owner; Frank Pensabene, lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of time to complete, expired November 25, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the change in use of an existing one-story building from public garage to motor vehicle repair shop, power and hand tools, and automobile painting—no welding.

PREMISES AFFECTED—129 Carroll Street, north side, 104 feet west of Henry Street, Block 349, Lot 31, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.  
For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, on November 25, 1958, this application (Vol. II) was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete, which had expired by time limitation November 25, 1959, and to impose a term of the variance under Section 7e; and

WHEREAS, this application was reopened on January 26, 1960 and set for hearing on February 24, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1960 acting on Alt. Applic. No. 821-57, reads:

"1. Proposed change of use to automobile minor body repair and minor painting (no welding) in a Residence Zone is contrary to Art. II, PP. 3 of the Zoning Resolution. Premises subject to variance to Cal. #1013-18-BZ, V. 2."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on November 25, 1958, only as to the time to obtain permits and complete the work and as to the term of variance, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; that a certificate of occupancy shall be obtained; and that the term of variance under Section 7e



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shall be for fifteen years from the date of this amended resolution."

## 758-30-BZ—Vol. III

APPLICANT—Charles M. Spindler for Leading Estates, Incorporated, owner.

SUBJECT—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler and R. S. Hardy.

For Opposition: Abram Shlefstein.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on N.B. Applic. No. 3221-59, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Post standard and sign in a Business zone violates Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended against the granting of the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3221/59, Objections Nos. 1 and 2, dated November 6, 1959, be and it hereby is affirmed and that the application be and it hereby is denied.

## 172-36-BZ—Vol. III

APPLICANT—A. H. Salkowitz for Coronet Piece Dye Works Inc., owner.

SUBJECT—Application reopened September 29, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry extension to an existing dyeing and finishing factory and extend such uses.

PREMISES AFFECTED—80-19 to 80-25 Cornish Avenue, north side, 135.66 feet east of Queens Boulevard, Block 1538, Lot 87, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Peter Gray.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 5, 1959 acting on Alt. Applic. No. 1007-59, reads:

"1. The proposed extension of the dyeing (factory) is contrary to Art. II Sec. 4(11) of the Zoning Resolution and the decision of the Board of Standards and Appeals under Cal. #172-36-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and 21, to permit in a business use district, the erection of a one-story masonry extension to an existing dyeing and finishing factory and extension of such uses, on condition that the work shall be done in accordance with drawings filed herewith dated August 31, 1959, one sheet and January 13, 1960, 6 sheets; that all regulations of the Department of Air Pollution shall be complied with; that the existing building shall be repaired where necessary; that the northerly vehicular door shall be removed and replaced and an overhead door similar to that now existing on the southerly end of building be replaced with masonry construction; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 576-37-BZ, Vol. II—Part II

APPLICANT—Robert J. Crinnion for Benjamin J. Denihan, Inc. and Deborah E. Dumont, owners.

SUBJECT—Application December 22, 1959, decision of the Borough Superintendent, under Sections 7a, 7c, 7e and 21 of the Zoning Resolution, to permit in a residence use district, the extension of the term of a variance granted by the Board March 6, 1956 for an additional term of five years to continue the use of the premises of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use.

PREMISES AFFECTED—215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10 to 13 inclusive, Borough of Manhattan.

### APPEARANCES—

For Applicant: Paul O'Dwyer, Edward J. Crinnion, Howard N. Meyer, Robert J. Crinnion and B. J. Denihan.

For Opposition: Joseph H. Schnabel.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this matter is remanded to the Board, by order of the Court, to make findings of fact in support of whatever determination it may reach upon the evidence received in connection with intervenor's application with leave to



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any party appearing on said application to introduce further evidence; and

WHEREAS, this application was reopened as Vol. II, Part II on December 8, 1959, subject to regular procedure, and set for hearing January 12, 1960 at 10 A.M.; and

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for continued hearing; applicant and objectors to file briefs; then laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the district maps accompanying the Zoning Resolution show that the site is in a residence use, B area, class 1½ height district; that from July 25, 1916 until October 9, 1947 the premises were in a business use district; that there is no proposed change in zoning pending before the City Planning Commission at this time; and

WHEREAS, the decision of the Borough Superintendent, dated August 31, 1954 acting on Alt. Applic. No. 888-54, reads:

"3. Proposal to change the use of part of the combined structure from residence to commercial use and other parts of the combined structure from one commercial use to another commercial use is contrary to Art. II Sect. 3 and Sect. 6 of the Zon. Resol."

and

WHEREAS, the applicant states that the premises consist of a plot, 100 feet frontage by 100.42 feet in depth, on which there are four integrated buildings; that the building known as 215 East 64th Street, Block 1419, Lot 10, is a two story non-fireproof building, erected in 1878, and since 1915 it has been occupied as a dyeing and dry cleaning establishment for which Certificate of Occupancy No. 15935 was issued on December 17, 1929 authorizing its continued use as a dyeing and dry cleaning establishment; that under Alt. Applic. No. 3298-35, a third story was added to be occupied for office, storage and factory use on not more than 25% of the area of said story, but no new Certificate of Occupancy was applied for or obtained; that it is proposed to extend, for a period of five years, the term of a variance previously granted by the Board for a temporary period of two years under Cal. No. 576-37-BZ on March 6, 1956, in order to continue the use of the premises as a dyeing and dry cleaning establishment, with accessory uses; that on November 19, 1957, the Board did extend the term of the variance for five years, but the New York Life Insurance Company, and another, had this decision set aside on technical and procedural grounds, and a new hearing ordered, and that decision was affirmed by the Appellate Division of the Supreme Court;

"The Appellate Division opinion directed *only* that 'the Board supply its grounds for granting an extension' and this presentation is made without prejudice to the applicant's position that that is all that the Board need now do."

and

WHEREAS, the applicant further states that in an affidavit made by the late Hon. Harris H. Murdock June 20, 1958, which was filed in the court case concerning the approved extension of the term of the variance, he stated in part as follows:

"the Building Department evidently approved the alteration upon the theory that it did not violate the purpose and the intent of the Zoning Ordinance although no Certificate of Occupancy was issued."

that also in this same affidavit, Chairman Murdock, in reciting the facts, findings and conclusions upon which the Board granted the extension of the term of the variance, stated among the twenty-three conclusions, as follows:

"(G) The dyeing and dry cleaning business on the first and second story of the building at 215 East 64th Street was lawfully established before the adoption of the Zoning Ordinance and was therefore lawfully maintained; the enlargement of said business by the addition of a third story to said building in 1935 was technically in violation of the Zoning Ordinance, but the incidental

uses of the third story were in themselves conforming in a business district, namely office, storage and factory use limited to 25% of the area of the floor."

and

WHEREAS, the applicant further states that under Alt. Applic. No. 1174-47, the Department of Buildings authorized the construction of a conveyor passage connecting the second story of premises 215 to the third story of premises 221 East 64th Street; that from these facts, it is clear that the owner of the premises 215 East 64th Street, Benjamin J. Denihan, Inc., has a vested right to occupy the premises as a dyeing and dry cleaning establishment on the first and second stories and to maintain an office, storage and factory not exceeding 25% of the third floor, on the third floor; and

WHEREAS, the applicant states that the premises known as 223 East 64th Street is not part of this appeal but it is of interest to note that the owner of this building, Deborah E. Dumont, sister of the owner of Benjamin J. Denihan, Inc., also has a vested interest to continue the occupancy of this building as an office, warehouse and factory as indicated on Certificate of Occupancy 43840; that this appeal is therefore primarily concerned with permitting the continued use of the three buildings located between these other two buildings having legal non-conforming uses, to be used for a term of five additional years, conjunctively with the building located at 215 East 64th Street, as a dyeing and dry cleaning establishment; that these three buildings are known as 217, 219 and 221 East 64th Street; and

WHEREAS, the applicant states that the building at 217 East 64th Street in Block 1419, Lot 11, was erected in 1884 as a two story non-fireproof building; that the first story was used as a stable and then was converted to a factory; that under Alt. Applic. No. 1953-25, the use was changed from factory to garage for not more than five cars and Certificate of Occupancy No. 16522 was issued on June 16, 1930; that in the same year, N.B. Applic. No. 13-30 was approved for the erection of a one story brick building at the rear of the premises; that in 1937, an application for a zoning variance, to include an ignition repair shop on the first floor of this building, was filed with the Board under Cal. No. 576-37-BZ and the zoning variance was granted, limiting the first floor to light automobile repairs and the second story to a one family dwelling, for which Certificate of Occupancy No. 23615-38 was issued May 16, 1938; that the building known as 219 East 64th Street, in Block 1419, Lot 12, is a very old, one story, non-fireproof building, but the date of erection is not ascertainable; that records in the Department of Buildings disclose that the building was used for many years, even before 1900, as a stable, and in 1930, the stable use was changed to a garage for not more than five motor vehicles under Alt. Applic. No. 277-30, for which Certificate of Occupancy No. 16522 was issued June 16, 1930; that the building known as 221 East 64th Street, in Block 1419, Lot 13, is a three story, non-fireproof building, date of erection not recorded in the Department of Buildings; that the first record concerns Alt. Applic. No. 699-28 which was approved, authorizing the use of the first floor as a garage for five motor vehicles, and the second and third stories for storage and factory; and

WHEREAS, the applicant states that Benjamin J. Denihan, now deceased, carried on the dyeing and dry cleaning business in 215 East 64th Street since 1915; that on January 11, 1929, his wife, Julia M. Denihan, acquired title to the building and obtained Certificate of Occupancy No. 15935-29; that soon after the outbreak of the Second World War, Mr. Denihan received extensive contracts from both the United States Army and Navy, and in order to perform these contracts, expanded to the adjoining premises; that on April 12, 1943, premises 217, 219 and 221 East 64th Street were acquired by Deborah E. Dumont, his daughter, and sister of the present owners of the dyeing and dry cleaning establishment; that extensive equipment was located in these newly acquired buildings in order to fulfill the government orders; that Benjamin J. Denihan evidently thought that his expansion into these adjacent business buildings was lawful; that various permits were issued by the Fire Department approving the installation of the new



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equipment and no violations were filed by the Department of Buildings; that in fact, Chairman Murdock, in the affidavit previously referred to, had this to say concerning the expansion of the dyeing and dry cleaning business into those adjoining buildings:

"The alterations and changes made in connection with the expansion and enlargement of the dyeing and dry cleaning business to the adjoining premises at 217, 219 and 221 East 64th Street, were gradually made during the period of World War II for the purpose of accommodating the United States Army and Navy; none of the buildings on the subject premises was enlarged during this period; that changes were made by integrating and combining the existing structures into an integral operation to meet the increased demands of the military branches for the dyeing and dry cleaning services; any additional machinery was installed in order to promptly accommodate the requirements of the federal government; the changes made in the use of the existing buildings at premises 217, 219 and 221 East 64th Street were not substantial in character; aside from the residence on the second floor of the building at 217 East 64th Street, the changes were from garages and repair shop to incidental parts of a dyeing and dry cleaning establishment; these changes and alterations were made during the war period without any apparent objection from the city departments charged with enforcing the zoning restrictions; at the termination of World War II and with the cessation of government contracts, the owners of the dyeing and dry cleaning business had on their hands an existing integrated plant occupying the combined four structures on the subject premises; the conditions and circumstances attending the enlargement and expansion of the dyeing and dry cleaning business during World War II would have established an unquestionable basis for the granting of a zoning variance at that time; the continued operation of the dyeing and dry cleaning business after World War II did not unreasonably interfere with the surrounding properties."

and

WHEREAS, the applicant states that the propriety of the Board, approving an extension of this variance for an additional period of five years, was completely answered by Chairman Murdock in his affidavit of June 20, 1958 wherein he stated as follows:

"The Board of Standards and Appeals determined that there was no material change in the circumstances and conditions in the block, of which the subject premises is a part, or in the street, from those that existed at the time of the original grant less than two years previously. Predicated upon its experience in these matters, the Board determined that it would be idle to grant only a two year temporary extension; this would require the applicant to return in a relatively short period of time for another two year extension. In the light of all the foregoing and the insubstantial change of conditions in the immediate area surrounding the subject premises, the Board determined that a temporary period of five years was not only reasonable but justified."

that in addition, the Board in its bulletin dated December 10, 1959, in its resume of the court decision in this matter aptly stated in part as follows:

"On March 6, 1956, the Board after exhaustive hearing and report granted a variance under section 7(c) for a term of two years, the short term being purposely selected for the reasons as stated in the report. The Board had in mind a longer term after it was ascertained that the violations had been taken care of and dismissed and a Certificate of Occupancy issued."

and

WHEREAS, the applicant contends, in further support of the extension of the term of the variance, that the affected area, instead of becoming more residential, has in reality become more commercial; that all the residence buildings

along the south side of East 65th Street from Second Avenue to Third Avenue have been demolished, and the entire block is now used for non-conforming garage and commercial parking lots; that under Cal. No. 128-55-BZ, the New York Life Insurance Company applied to the Board for a variance to permit the parking of more than five motor vehicles in a residence district for a plot 75 feet by 100.2 feet in Block 1419, Lots 35, 36 and 37, for a period of three years; that the Board granted this variance October 11, 1955 on condition that a woven wire fence, 5 feet 6 inches high, be erected completely enclosing the lot, except for entrances and exits; that Certificate of Occupancy No. 44956 was issued and expired October 11, 1958; that belatedly, on October 27, 1958, after the three year period had elapsed, and without public notice to any of the affected property owners, the New York Life Insurance Company requested an extension of the term of the variance for an additional three years; that the Board granted the extension November 18, 1958; that however, without obtaining a new Certificate of Occupancy and instead of conforming to the conditions of the variance, the New York Life Insurance Company, without the approval of the Board, has expanded the commercial parking lot so that it now has a 430 foot frontage on East 65th Street, by 100 feet in depth, and, in addition, has been expanded 75 feet by 100 feet facing East 64th Street; that the New York Life Insurance Company also applied to the Board regarding premises 1103-1109 Third Avenue and 200-204 East 65th Street, to extend a parking lot for more than five motor vehicles into a residence district; that the Board, on December 16, 1952, granted a variance for a period of five years, but although the variance expired over two years ago, the commercial parking lot is still being operated in a residence district, contrary to the Zoning Resolution and contrary to Certificate of Occupancy No. 41155 which expired November 25, 1957; that only two commercial buildings, a loft building at 225 East 64th Street and a garage at 227-229 East 64th Street, have been demolished, but instead of using the property for residential purposes, it is now being used by the New York Life Insurance Company for illegal commercial parking; that the New York Life Insurance Company now owns the entire square block from East 64th Street to East 65th Street, from Third to Second Avenues—Block 1419—except for Lots 10, 11, 12, 13 and 14; that the New York Life Insurance Company, therefore, owns 89.8% of this square block, consisting of 122,000 square feet; that instead of improving the area with residential buildings, it continues to occupy approximately 63,375 square feet for commercial parking, 33,000 square feet for public garage and auto sales use and only 13,125 square feet for residential use, and even this 13,125 square feet is used for business use on the first floor; and

WHEREAS, the applicant further contends that all the commercial uses on the south side of East 64th Street, between Third and Second Avenues remain—in fact, there is only one tenement house in this entire block; that there are only four residential buildings in the affected area and these four, northeast corner of East 64th Street and Third Avenue, northwest corner of East 64th Street and Third Avenue, southwest corner of East 64th Street and Third Avenue and 236 East 64th Street, have commercial occupancies on the first floor; that the High School for the Aviation Trades, located opposite the dry cleaning establishment has been discontinued and the building is now vacant; that Dr. David H. Moskowitz, Associate Superintendent of Schools, stated in a letter to the Board, dated January 6, 1956, that it was the intention of the Board of Education to abandon its use for school purposes upon the completion of the new High School for the Aviation Trades in Queens; that this new High School has now been completed and is occupied; that the Manhattan Eye, Ear and Throat Hospital, located at 208-16 East 64th Street, has been located amidst these sundry business and industrial uses since 1905, and at no time did they make any complaint concerning the dyeing and dry cleaning plant until this appeal was initiated; that in fact, the former President, Mr. Baker, in a letter to the Board, dated May 15, 1955,



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consented to the expansion of this dry cleaning plant as proposed; that the new President, in an affidavit dated January 3, 1956, objected to the granting of this variance on the grounds of odors, noise, dust, risk of fire and unsightliness of the buildings, although no proof of offensive odors or other nuisances was submitted; that in fact, he admitted the two metal stacks were 150 feet north of the hospital; that he also stated that this use was detrimental to the residents of the Old Law Tenements north of the dry cleaning plant and to the students of the Baron de Hirsch Trade School; that all the Old Law Tenements have been demolished and the trade school has been abandoned; and

WHEREAS, the applicant requests, based on the foregoing facts, that the Board, under the powers vested in it by Sections 7a, 7e, 7c and 21 of the Zoning Resolution, permit the subject premises, 215-221 East 64th Street, to be used as a dyeing and dry cleaning establishment, together with the incidental uses as provided by Certificate of Occupancy No. 48360, to be continued for an additional five years; and

WHEREAS, the applicant states that the present owners have held title to the property since April 12, 1943 and April 20, 1948; that the assessed valuation of land is \$120,000 and of the buildings \$35,000 making a total of \$155,000; that the buildings were erected in 1878 and 1884; and

WHEREAS, the case was reopened on December 8, 1959 in accordance with the Order of the Court for reconsideration, a new hearing, and the making of findings of fact in support of whatever determination might be reached with leave to any party appearing on the application to introduce further evidence; and

WHEREAS, after due notice by publication in the Bulletin and by special written notice to owners in the affected area, hearings were held on January 12, 1960 and on February 9, 1960 and the Board considered all of the evidence submitted by the interested parties including the new evidence submitted in support of the respective arguments made at the hearings; and

WHEREAS, the hearing was closed on February 9, 1960 and the property was inspected by all members of the Board; and

WHEREAS, the Board makes the following findings:

1. In the face of conflicting and inconclusive evidence, the Board reverts to the fact that, when the variance for a term of two years was granted by resolution adopted on March 6, 1956, it was established that the occupancy and use of the 1st and 2nd floors in 215 East 64th Street for dyeing and dry cleaning was a legal non-conforming use prior to the passage of the Zoning Resolution in 1916, and there was no contradiction of or appeal from this statement at that time. The Board now finds that the use of these two floors at 215 East 64th Street is a legal non-conforming use.

2. The Board finds that the present occupancy as a dyeing and dry cleaning establishment and garage in the remainder of the premises in 215-217-219-221 East 64th Street is not a legal use except as permitted by variance granted by this Board from the requirements of the Zoning Resolution.

3. Since the granting of the variance by resolution adopted on March 6, 1956, the residential use in Block 1419, in which Lots 10, 11, 12 and 13 are situated, has decreased and commercial use for various temporary periods has increased. In the portion of Block 1419 which is zoned for residence, there is no residential occupancy.

In the residential zone on the north side of East 64th Street between 2nd and 3rd Avenues, there is no residential occupancy.

In the residential zone on the south side of East 64th Street between 2nd and 3rd Avenues, there is only one building used as a dwelling at 232 East 64th Street. This building has only 25 foot frontage out of a total of 800 foot frontage in the residence use district.

4. The present commercial use in Block 1419 is

largely for garage and parking lots. The former school building on the south side of East 64th Street at No. 222-230 has been abandoned and the property has been sold.

5. On a personal inspection trip by members of the Board, no evidence was found that a nuisance was created in the neighborhood by the dyeing and cleaning business at 215-221 East 64th Street either by air pollution or by traffic congestion. The existence of the plant, however, and its appearance act as a deterrent to the orderly development of the block in conformity with the Zoning Resolution.

6. In 1947, the district in which 215-221 East 64th Street is located was rezoned from a business use district to a residence use district. Since then there has been a movement in the general area to create fine residential buildings. This movement is continuing. The New York Life Insurance Company which owns all of Block 1419, except Lots 10 to 14 inclusive, has stated in its affidavit of objection dated, January 11, 1960, that the Manhattan House Development one block north of this block is an example of the kind of residential development which will take place in this block if the dyeing and dry cleaning establishment is eliminated;

and

WHEREAS, the Board has examined the record heretofore made in this matter and which is more particularly set forth in its answer on file in the Supreme Court under New York County Clerk's Index No. 15100-1957 and reaffirms the reasons contained therein as a basis for the granting of the extension of the period of the zoning variance for a limited time; and

WHEREAS, the Board is of the opinion that the findings, as stated, warrant an extension of the term of the variance granted by the resolution of March 6, 1956, it is the judgment of the Board, however, that to continue the entire non-conforming use indefinitely would be contrary to the general welfare; and

WHEREAS, the Board finds that this is an appropriate case under Section 7e to grant a temporary extension of the variance and that such extension with a definite termination date will be in harmony with the general purpose and intent of the Zoning Resolution, and that an effective termination date will serve as constructive notice to the owners of this property and to the owners of adjacent property that steps may now be taken toward the orderly development of the block for conforming uses.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 6, 1956, only as to the term of the variance, so that as amended it shall read:

"granted under Section 7e for a term of five years from November 19, 1957, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects and a new certificate of occupancy shall be obtained and *also on condition* there shall be no further extension of the term of variance beyond November 19, 1962, and that the entire non-conforming use shall be abandoned and discontinued after that date.

## 555-54-BZ

APPLICANT—Max Siegel Associates for 141 East 69 Inc., owner; Radkai, Inc., lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one family dwelling, formerly private garage on first floor with living quarters for employees on upper floors, accessory to private residence.

PREMISES AFFECTED—139 East 69th Street, north side, 150 feet 5 inches east of Lexington Avenue, Block 1404, Lot 26, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on December 13, 1955, as amended January 14, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 14, 1960; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain a Certificate of Occupancy which had expired by time limitation July 14, 1958; and

WHEREAS, this application was reopened on January 26, 1960 and set for hearing on February 24, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1960 acting on Alt. Applic. No. 629-54, reads:

"1. Proposed occupancy as photographic studio in a residence use district is not permitted by Art. II, PP. 3 Zoning Res.

2. Referred back to BSA under Cal. #555-54-BZ for extension of time."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution and that a new certificate of occupancy shall be obtained."

## 556-54-BZ

APPLICANT—Max Siegel Associates for 141 East 69 Inc., owner; K.D.B. Realty Holding Corp., lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the continuation of existing uses of television studio, photographic studio, offices and motion picture projection room, formerly used as a private garage on first floor with living quarters on upper floor, accessory to former large private residence.

PREMISES AFFECTED—141-157 East 69th Street, north side, 175 feet east of Lexington Avenue, Block 1404, Lot 27, Borough of Manhattan.

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on December 13, 1955 as amended January 14,

1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 14, 1960; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain a Certificate of Occupancy which had expired by time limitation July 14, 1958; and

WHEREAS, this application was reopened on January 26, 1960 and set for hearing on February 24, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1960 acting on Alt. Applic. No. 630-59, reads:

"1. Proposed use as 'Television Studio, Photographic Studio, offices, and Motion Picture Projection Room' in a residence use district is not permitted by Art. II, PP. 3 of the Zoning Res.

2. Referred back to the BSA under Cal. #556-54-BZ for extension of time."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 13, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution and that a new certificate of occupancy shall be obtained."

## 557-54-BZ

APPLICANT—Max Siegel Associates for 141 East 69 Inc., owner; Genevieve Naylor, lessee.

SUBJECT—Application reopened January 26, 1960 for consideration as to extension of term of variance, expired January 14, 1960 and time to obtain Certificate of Occupancy—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing photographic studio and one-family dwelling, formerly private garage on first floor with living quarters for employees on the upper floors, accessory to a private residence.

PREMISES AFFECTED—159 East 69th Street, north side, 170 feet west of 3rd Avenue, Block 1404, Lot 29, Borough of Manhattan.

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on December 13, 1955 as amended January 14, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 14, 1960; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation July 14, 1958; and

WHEREAS, this application was reopened on January 26, 1960 and set for hearing on February 24, 1960 at 10 A.M.,



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requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1960 acting on Alt. Applic. 631-54, reads:

"1. Proposed use as 'Photographic Studio and Art Studio' in a residence use district is not permitted by Art. II, PP. 3 Zoning Res.

2. Referred back to B.S.A. under Cal. #557-54-BZ for an extension of time."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 13, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution and that a new certificate of occupancy shall be obtained."

## 171-58-BZ

APPLICANT—A. H. Salkowitz for Joseph Klar, owner.  
SUBJECT—Application reopened January 26, 1960 for con-

sideration as to extension of time to complete, expired November 18, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, car wash, office and store room for sale and storage of auto accessories, minor motor vehicle repairs and the parking of motor vehicles.

PREMISES AFFECTED—2774-2796 Linden Boulevard, southeast corner of Forbell Avenue, Block 4493, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Peter Gray.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5  
Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, on November 18, 1958 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation November 18, 1959; and

WHEREAS, this application was reopened on January 26, 1960 and set for hearing on February 24, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 8, 1960 acting on N.B. Applic. No. 192-58, reads:

"1. As application expired under section 22A of the Zoning Resolution on Nov. 18, 1959 under Cal. No. 171-58-BZ, proposed extension of time is referred to the Bd. of Standards & Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 18, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained."

## 453-59-BZ

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.

SUBJECT—Application June 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of an office and maintenance of an outdoor auto sales lot for the sale and display of motor vehicles with two business ground signs.

PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Herman B. Zipser, Virginia Manzella and Frank Manzella.

For Opposition: Andrew J. Reiff and Joseph Scala.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5  
Negative . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 acting on Alt. Applic. No. 2736-58, reads:

"1. The proposed outdoor sales lot for the sale and display of more than 5 used cars and one story frame attendant's shanty and office on a lot in a local retail district is contrary to Art. 2, Sec. 4-c of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years, to permit in a local retail use district, the erection of an office and the maintenance of an outdoor auto sales lot for the sale and display of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated June 30, 1959, 3 sheets; except that signs shall be limited to one business ground sign; that there shall be no signs and no openings on Grandview Avenue; that a fence shall be built along Grandview Avenue of split saplings 5 feet 6 inches high, set back 5 feet from the building line of Grandview Avenue; that this 5 foot space shall be planted with privet hedge not less than 3 feet high; that other fences shown on drawings shall be woven wire 5 feet 6 inches high; that the lot shall be paved with clean cinders or gravel treated with a binder and rolled to the proper grade; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 454-59-A

APPLICANT—Henry C. Brucker for Virginia Manzella, owner; Jimmy and Son Auto Sales, lessee.



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SUBJECT—Application June 30, 1959—filed pursuant to Section 35, General City Law, portion of lot in bed of mapped street, proposed widening of Metropolitan Avenue. PREMISES AFFECTED—53-20 Metropolitan Avenue, southside, 160.45 feet east of Grandview Avenue, and 323 Grandview Avenue, Block 3361, Lot 10, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Herman B. Zipser.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 on Alt. Applic. 2736/58 reads:

"2—The proposed utilization of portion of lot which is in the bed of a mapped street is contrary to Art. 3, Sec. 35 of the General City Law."

and

WHEREAS, the applicant states that the plot is 75 feet by 139 feet 7¼ inches, irregular in area, located in retail use, C area, class 1 height district, to be used as follows: 1st floor—office outdoor sales lot for sale and display of motor vehicles, 1 person; that the curb cut, fence, sign and auto storage will be within the bed of the proposed widening of Metropolitan Avenue; that all conditions are further described under Calendar Number 453-59-BZ; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 2736/58, Objection No. 2, dated June 12, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* that the resolution adopted this day under Cal. No. 453-59-BZ shall be complied with in all respects and that a certificate of occupancy shall be obtained.

## 463-59-BZ

APPLICANT—James J. Lyons, Jr. and John J. Lynch for John J. Reynolds, owner.

SUBJECT—Application July 10, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story building occupying more than the permitted area coverage.

PREMISES AFFECTED—3701-3729 Riverdale Avenue, west side, 94.70 feet north of 236th Street, Block 3416, Lots 158 and 162, Borough of The Bronx.

## APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; applicant to submit letter from owner of corner parcel as to its use for loading berth; hearing closed; then laid over to February 24, 1960 for decision; applicant to file new drawings showing easement as required; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 acting on N.B. Applic. No. 391-59, reads:

"1. In a 'D' district, the area of the proposed bldg. exceeds the permitted 55% of the ground coverage per

Sect. 14(c) of the Zoning Res. and is therefore denied."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the erection of a one-story building occupying more than the permitted area coverage, *on condition* that all work shall be done in accordance with drawings filed with this application dated July 10, 1959, 5 sheets and February 17, 1960, 2 sheets; that a certified copy of the easement, through Lot 167, Block 3416, shall be filed with the Borough Superintendent and recorded in the Office of the City Registrar; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 534-59-BZ

APPLICANT—Andrew Di Camillo for Beatrice Thurer, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the parking of two cars as accessory parking to a two family dwelling within the required setback.

PREMISES AFFECTED—1261 East 54th Street, east side, 300 feet north of Avenue K, Block 7802, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; then to February 24, 1960 for decision; applicant to file statement on hardship; and

WHEREAS, the decision of the Borough Superintendent, dated August 4, 1959 acting on Alt. Applic. No. 2159-59, reads:

"1. Proposed parking and encroachment within a D-1 area violates Art. 4 Sect. 14-A(d) of Zoning Resolution.  
2. Ventilation for proposed bedroom violates Art. 4 Sect. 14-A(c) of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 to permit in a D-1 area district, the parking of two cars as accessory parking to a two-family dwelling within the re-



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quired setback, *on condition* that the building and the width of the side yard shall be as shown on drawings submitted dated August 13, 1959, 5 sheets and February 19, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 539-59-BZ

APPLICANT—Haus and Bresin for Jacob and Albert Cohan, owners.

SUBJECT—Application August 20, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one-story extension to an existing business building, with the proposed extension occupying more than the permitted area, and without the required rear yard.

PREMISES AFFECTED—50-23 65th Place, east side, 175.08 feet north of 51st Avenue, Block 2387, Lots 10 and 13, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Ann Rolls, Albert Rolls and Arthur Rosenberg.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over to February 2, 1960 for inspection and decision; hearing closed; then to February 24, 1960 for decision at request of the applicant to file revised plans; and

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1959 acting on Alt. Applic. No. 1485-59, reads:

"1. Proposed extension of a business building in a residence use district is contrary to Article II, Section 3 of the Zoning Resolution.

2. Proposed extension in area exceeds permissible coverage in a C-Area district as per Article IV, Section 13(b) of the Zoning Resolution.

3. Provide a rear yard behind proposed extension as per Article IV, Section 13(a) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1485-59, Objections Nos. 1, 2 and 3 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 583-59-BZ

APPLICANT—Leonard F. Rothkrug and Herbst & Rusciano for Irving London, owner.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy, from a garage for more than five (5) motor vehicles, to storage of lumber, laundry storage and machine shop uses, all for a temporary term of ten (10) years.

PREMISES AFFECTED—4748-4756 Bronx Boulevard, southeast corner of East 242nd Street, Block 5103, Lots 37, 41 and 42, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 13, 1959 acting on Alt. Applic. No. 570-59, reads:

"1. The proposed change of use to the storage of lumber, laundry storage and machine shop in a building located in a residence use district is contrary to the Zon. Res. Art. II Sec. 3 and B.S.A. Res. 539-43-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten years, to permit in a residence use district, the change in occupancy from garage for more than five motor vehicles to storage of lumber and laundry storage with the storage limited to material not requiring a combustibles permit, *on condition* that work shall be done in accordance with drawings filed herewith dated August 24, 1959, 3 sheets and January 12, 1960, 2 sheets; that the area shown on such drawings as a machine shop shall be used for storage of incombustible materials; that exit doors from each of the sections shall be made to comply with the Administrative Building Code; that no signs shall be shown on the exterior of the building; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 612-59-BZ

APPLICANT—Lama, Proskauer and Prober for Harry Berger, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building with a business sign, and occupying more than the permitted area.

PREMISES AFFECTED—18-15 Francis Lewis Boulevard and 157-68 157-72 18th Avenue, southeast corner, and 18-02 18-08 160th Street, Block 4748, Lot 35, White-stone, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the



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Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 28, 1959 acting on N. B. Applic. No. 2786-59, reads:

"1. Proposed office building in a Residence Use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. In an "F" area district no portion of any building shall be erected nearer than 15 feet no inches of the street line of any street as per Art. IV sect. 16(a) of the Zoning Resolution.

3. Proposed structure exceeds the area coverage permitted in an "F" area district as required by Art. IV sect. 16(d) of the Zoning Resolution.

4. Proposed structure exceeds the floor area ratio permitted in an "F" area district as required by Art. IV sect. 16(e) of the Zoning Resolution.

5. Proposed business sign in a Residence Use district is contrary to Art. II sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and 21, for a term of 20 years, to permit in a residence use, F area district, the erection of a one story structure for use as a professional office building, with a business sign and occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 24, 1959, 5 sheets; that there shall be no signs on 18th Avenue or 160th Street; that the occupancy shall be limited to professional offices only; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 646-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for R.C.A. Communications, Incorporated, owner.

SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2½ height district, the erection of a 38 story office building exceeding the permitted height.

PREMISES AFFECTED—15-33 Beayer Street and 54-66 Broad Street, northwest corner, and 52-66 New Street, Block 24, Lots 1, 4, 6, 8, 9, 10, 13, 14, 40, 42 and 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth and Lester S. Bachner.

For Opposition: R. A. Koeppel.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker

Negative: .....

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the

Bulletin; laid over to February 24, 1960 for continued hearing; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1959 acting on N.B. Applic. No. 39-59, reads:

"1. Proposed structure on New St. encroaches beyond the required zoning envelope and is contrary to Art. III Sect. 8(h) of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a class 2½ height district, the erection of a 38-story office building exceeding the permitted height, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 8, 1959, 10 sheets, and January 13, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 679-59-BZ

APPLICANT—Emanuel Kontokosta for Liborio and Josephine Amendola, owner; Mathew S. Savich, lessee.

SUBJECT—Application October 22, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the change in occupancy of an existing dwelling, from a one family dwelling to a two family dwelling.

PREMISES AFFECTED—225-35 111th Avenue, north side, 104.09 feet west of 227th Street, Block 11208, Lot 25, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: E. M. Kontokosta.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on Alt. Applic. No. 1762-59, reads:

"1. Proposed conversion of a one family dwelling to a two family dwelling in a G-1 area district is contrary to Article IV Sec. 16-c of the zone res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended against granting the application; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. #1762/59, Objection No. 1, dated October 6, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.



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## 709-59-BZ

APPLICANT—Mario A. Tucciarone for A. J. Panzarella Realty, Incorporated, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion.

PREMISES AFFECTED—156-10 to 156-40 Cross Bay Boulevard, westside, from 156th Avenue to 157th Avenue, Block 13957, part of Lot 1, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Mario A. Tucciarone and Attilio Panzarella.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3

Negative: Vice Chairman Kleinert and Commissioner Sleeper ..... 2

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 acting on N.B. Applic. No. 2797-58, reads:

"1. The extension of the use of the premises to include patron parking for more than five motor vehicles in the Residence portion of a lot zoned partly in Retail and partly in Residence is contrary to Art. II Sec. 3 of Zoning Resolution.

2. The proposed curb cut in Residence Zone is contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the applicant changed the basis of his application from Section 7h to Section 7c of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted under* Section 7c, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center from the retail portion of the plot into the residence use portion, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 30, 1959, 2 sheets; that an ornamental brick wall 5 feet 6 inches in height shall be constructed along 92nd Street and placed 5 feet back from the property line with a privet hedge 3 feet high planted in the 5 feet; that a split sapling fence shall be erected along the south and east lot lines of the unoccupied area; that along the 92nd Street front, trees 3 inches in diameter, shall be planted between the sidewalk and the curb, a total of ten trees; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Regulation.

## 747-59-BZ

APPLICANT—Charles M. Spindler for John Michael-angeli, owner.

SUBJECT—Application November 17, 1959—decision of the Borough Superintendent, under Sections 7a and 7c of

the Zoning Resolution, to permit in a business and unrestricted use district, the reconstruction of an existing gasoline service station, motor vehicle repair shop with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, office, sale of accessories, and parking and storage of motor vehicles.

PREMISES AFFECTED—28-01 to 28-15 (28-11 official) College Point Causeway and 123-02 28th Avenue, southeast corner, and 28-02 to 28-10 124th Street, Block 4321, Lots 56, 58, 59 and 60, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; applicant changed basis of application to include Section 7c; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959, as amended by decision dated January 14, 1960, acting on N.B. Applic. No. 3497-59, reads:

"1. Proposed demolition, extension of area of plot and reconstruction of a gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, motor vehicle repair shop, safety inspection station, incidental paint spraying, parking and storage of motor vehicles, wheel alignment on a lot in a business use district and extending into an unrestricted district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z.R.

2. The proposed erection of a ground sign on the business use portion of the lot is contrary to Art. 2, Sec. 4(a) item 49 of the Z.R."

and

WHEREAS, the applicant has changed the basis of the application to include Section 7c; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted under* Sections 7a and c, to permit in a business and unrestricted use district, the reconstruction of an existing gasoline service station, motor vehicle repair shop, with body and fender work, incidental paint spraying, auto washing, sale of accessories, safety inspection station, office, sale of accessories, and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated, November 17, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:45 P.M.

JOSEPH J. DOYLE, Chief Clerk.

### REGULAR MEETING

WEDNESDAY AFTERNOON, FEBRUARY 24, 1960,  
2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.



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## 444-59-A

APPLICANT—Dutt Realty Corp., owner; Richardson & Dutt Inc., lessee.

SUBJECT—Application July 2, 1959—Appeal from a decision of the Fire Commissioner—re: Dry Sprinkler System.

PREMISES AFFECTED—789-791 3rd Avenue, east side, 25 feet south of East 49th Street, Block 1322, Lot 47, Borough of Manhattan.

### APPEARANCES—

For Applicant: Milton Annis.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated May 19, 1958 and June 5, 1959 on Order No. 3387-8, reads:

"1. Provide an automatic dry sprinkler system throughout building, arranged as per Ch. 26, Art. 16, Adm. Code & C19-161.0 Adm. Code. NOTE: Plans to be filed with and approved by the Department of Buildings before work on such system is commenced. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 37 feet by 100 feet in area, 4 stories, 50 feet high, of class 3 construction, located in retail use, B area, class 1½ height district, built in 1878, now and always occupied: basement—lumber storage; 1st floor—lumber sales, retail, 4 persons; 2nd, 3rd and 4th floors—lumber storage; that the owner is the sole occupant of the building; that there never was a fire in this building during 81 years of its occupancy; and

WHEREAS, the applicant states that the buying public has access only to the street floor of the building; that the present exits consist of an interior 3 foot wide unenclosed wood stair; that it is proposed to enclose this stair in 1 hour partitions and fireproof self-closing doors; that the stair will terminate on the 1st floor; that the roof termination will be through verticle ladder and a scuttle; that the hoistway shaft will be enclosed in 1 hour construction; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner, acting on Order No. 3387-8, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 586-59-A

APPLICANT—University Nursing Home for 2505 Grand Avenue, Corporation, owner; University Nursing Home, lessee.

SUBJECT—Application September 2, 1959—Appeal from an order and a decision of the Fire Commissioner—re Sprinkler System.

PREMISES AFFECTED—2505 Grand Avenue, northwest corner of West 190th Street, Block 3214, Lot 60, Borough of The Bronx.

### APPEARANCES—

For Applicant: Murray Gartner.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: Commissioner Fox ..... 1

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated September 8, 1959 and June 1, 1959 on Order No. 2668-9, reads:

"1. Install an approved wet automatic sprinkler system throughout the building having at least one-source

of water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code.

Note:—Plans to be filed with and approved by the Department of Buildings before work on such system is commenced."

and

WHEREAS, the applicant states that the building is 57 feet by 100 feet in area, 2 stories and basement, 24 feet high, of class 3 construction, located in residence use, B area, class 1¼ height district, built in 1925, now used and occupied: cellar—lobby, office, kitchen, dining room, store room and boiler room, 5 persons; 1st floor—wards and bedrooms, 28 beds; 2nd floor—wards and bedrooms, 31 beds; and

WHEREAS, the premises in question were built in three sections; part in 1925, part in 1954 and part in 1959; that the two new sections, comprising roughly half of the total building, are of fireproof construction; that the original section of the building is of brick construction, with wooden beams; that this non-fireproof section, however, is built with wide halls connecting to the fireproof sections, and with two fireproof interior stairs for emergency egress; that three sections are separated by automatic fire doors; that the entire structure is equipped with an approved automatic fire alarm; that in addition, there are at least four nurses on duty in the building at all times, day and night; that these nurses, trained to cope with emergencies, provide added fire prevention and detection safety, and are available to aid speedy evacuation of the building in the event of fire; that to keep prepared for this task, monthly fire drills are held; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Fire Commissioner, acting on Order No. 2668-9, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 605-59-A

APPLICANT—Sander Kolitch doing business as Kingsbridge Heights Nursing Home for Van Cortland House Inc., owner.

SUBJECT—Application September 24, 1959—Appeal from an order of the Fire Department re—Sprinkler.

PREMISES AFFECTED—3422 Cannon Place, north side 100 feet east of Giles Place, Block 3258, Lot 162, Borough of The Bronx.

### APPEARANCES—

For Applicant: Murray Gartner.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner dated September 11, 1959 on Order 2994-9, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Ch. 26, Art. 16, Adm. Code, C19-161.0 Adm. Code.

NOTE: Plans to be filed with and approved by the Department of Buildings before work on such system is commenced."

and

WHEREAS, the applicant states that the building is 44 feet by 35 feet irregular in area, 3 stories, 41 feet high, of class 3 construction, located in residence use, B area, class 1¼ height district, built in 1925, now used and occupied: Basement—office, storage and boiler room; 1st floor—kitchen, dining room and patients accommodations, 12 persons; 2nd floor—patients accommodations, 12 persons; 3rd floor—help accommodations, 5 persons; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.



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*Resolved*, that the decision of the Fire Commissioner, acting on Order No. 2994-9, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 695-59-A

APPLICANT—Voorhees Walker Smith, Smith and Haines, for Fordham University, owner.

SUBJECT—Application October 27, 1959—Appeal from an order of the Fire Commissioner—re storage and use of liquefied petroleum Gas (Propane).

PREMISES AFFECTED—441 East Fordham Road, north side, from New York Central to Southern Boulevard, Block 3273, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Joseph B. Klein.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated August 15, 1959 and October 6, 1959 on Order No. 1523-9, reads:

"1—Discontinue the storage and use of Liquefied Petroleum Gas (Propane) at premises. C-19-11.0, Administrative Code."

and

WHEREAS, the applicant states that the building is 135 feet 11 inches by 236 feet 2 inches irregular in area, 2 stories, 40 feet high, of class 1 construction, located in business and residence use, B area, class 1¼ height district, built in 1923, now used and occupied as follows: Cellar—boiler room, locker rooms and swimming pool, 300 persons; 1st floor—gymnasium, 3500 persons; 2nd floor—offices, 5 persons; and

WHEREAS, the applicant states that the two boilers and fuel oil tanks were installed in 1957; that commercial standard #6 oil is being used and is a type of oil which can not be ignited by electric spark directly, but requires the application of gas pilot flame; that the use of propane gas is necessary because there is no Public Service Gas in the vicinity of the Gymnasium Building; that there will be a total of 4-100# gas cylinders used in this installation; that these cylinders will be in a ventilated one story, 5 feet 4 inches by 5 feet 6 inches fireproof enclosure; that all metal fixtures, tubes and anchorages will be of non-ferrous metal.

*Resolved*, that the order and decision of the Fire Commissioner, dated August 15, 1959 and October 6, 1959, acting on Order No. 1523-9 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed with this appeal dated, October 26, 1959, 4 sheets and December 23, 1959, 1 sheet; and that all laws, rules and regulations applicable shall be complied with.

## 713-59-A

APPLICANT—Robert Gordon for Parsons Realty Company of Queens Company Incorporated, owner; Parsons Sanitarium, Incorporated, lessee.

SUBJECT—Application November 2, 1959—Appeal from a decision of the Borough Superintendent—re frame building, business use.

PREMISES AFFECTED—139-78 35th Avenue, southside, 250 feet west of Parsons Boulevard, Block 5002, Lot 55, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert Gordon.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 on Alt. Applic. 1446/59, reads:

"1. The proposed use of a frame bldg. for a business use (office and record room) is contrary 4.1.3. Bldg. Code and 4.2.1."

and

WHEREAS, the applicant states that the building is 30 feet 6 inches by 34 feet 7 inches irregular in area, 2 stories and attic, 30 feet high, of class 4 construction, located in residence use, D area, class 1¼ height district, built in 1919; now used and occupied: cellar—ordinary; 1st and 2nd floors—one family dwelling; and

WHEREAS, the applicant states that the adjoining parcel located on the south west corner of Parsons Boulevard and 35th Avenue is occupied by Parsons Hospital; that the demand on the hospital has been such that all available space has been utilized, resulting in an urgent need for additional space to adequately service its patients; that additional areas are also required by the Department of Hospitals and by the Joint Commission of Accreditation for expansion of the medical record room and medical library facilities; that it is proposed to use the 1st floor of the building for an office, medical record room and library, and to use the cellar floor for the storage of such records; that the 2nd floor and attic will remain unoccupied and will be closed off from the 1st floor; that the 1st floor will be suitably reinforced to carry the additional load; that the cellar has 2 exits, one directly to the rear yard, the other through a stair and then to street; that the 1st floor exits are through a front and a rear doors; that the cellar door will be fire retarded; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated October 6, 1959, acting on Alt. Applic. 1446/59, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, for a term of five years, *on condition* that the work shall be done in accordance with drawings filed with this appeal dated, November 2, 1959, 8 sheets; that the first tier of beams shall be reinforced to meet the requirements of the Administrative Building Code; that the first floor and cellar shall be used for the storage of medical books and as a library and business office of Parsons Hospital; that the second floor shall remain unoccupied; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy obtained.

## 729-59-A

APPLICANT—Robert J. Crinnion for Gene Leone's Incorporated, owner.

SUBJECT—Application November 4, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.

PREMISES AFFECTED—249 West 48th Street, northside, 80 feet east of 8th Avenue, Block 1020, Lot 5, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Fox ..... 4

Negative: ..... 0

Absent: Commissioner Becker ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 5, 1959 on B. N. Applic. 2694-59, reads:

"1. Where the occupancy of a bldg. for which a marquee was permitted, is changed to a use not permitting a marquee, the marquee shall be removed. 2.4.1.4.8.g.6.B.C."

and

WHEREAS, the applicant states that the building is 33 feet



# MINUTES

by 100.42 feet in area, 4 stories, 50 feet high, of class 1 construction, located in retail 1 use, B area, class 2 height district, built in 1926, now used and occupied: Cellar—restaurant and toilets, 243 persons; 1st floor—restaurant and kitchen, 166 persons; balcony—80 persons; 3rd floor—offices and locker, 50 persons; 4th floor—offices, 5 persons; and

WHEREAS, the applicant states that the marquee was erected under N. B. Applic. 354-25 when a theatre and rehearsal studio was constructed and Certificate of Occupancy 11646 was issued October 29, 1926; that this building was purchased in 1956 by Eugene Leone and its occupancy was changed to restaurant and offices under Alt. Applic. 166-56 and Certificate of Occupancy 46789 was issued January 7, 1957; that this building is used in conjunction with the restaurant immediately adjacent to the east and in fact is a part of the restaurant as there are several openings in the fire wall between the two buildings; that all such openings are protected by fire doors as required by the Administrative Code.

Resolved, that the decision of the Borough Superintendent, dated October 5, 1959, acting on B. N. Applic 2694-59, be and it hereby is *modified* and that the appeal be and it hereby is *ganted on condition* that the building shall conform with drawings filed with this appeal dated, November 4, 1959, 6 sheets; that the present use and occupancy shall remain as it is now; and that all laws, rules and regulations applicable shall be complied with.

## 161-59-A—Vol. II

APPLICANT—Sidney Daub for Six Ninety-Two Broadway, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re egress; previously denied.

PREMISES AFFECTED—692-694 Broadway, and 2-20 East 4th Street, southeast corner, Block 531, Lot 6, Borough of Manhattan.

### APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 913-57-A—Vol. II

APPLICANT—Morris Brody, for Nationwide Investors, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re non-fireproof building, commercial, use, stair enclosure, etc; previously granted on condition.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet west of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

### APPEARANCES—

For Applicant: Morris Brody.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 529-58-A

APPLICANT—Leonard F. Rothkrug for Janson Properties Inc., owner; Plywood Finishing Corp., lessee.

SUBJECT—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

PREMISES AFFECTED—121-133 Sutton Street, west

side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Administration: Lieut. John P. Manfredi Fire Dept.

ACTION OF BOARD—Laid over to March 1, 1960, at 2 P.M. for inspection and decision.

## 545-59-A

APPLICANT—Leonard F. Rothkrug, for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959,—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lot 47 and 48, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 8, 1960, at 2 P.M. for inspection and decision.

## 694-59-A

APPLICANT—Irving Kudroff, for 75-7 Spring Street Corporation, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent—re exterior stairs.

PREMISES AFFECTED—75-77 Spring Street and 75-77 Crosby Street, northeast corner, Block 496, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Laid over to March 8, 1960, at 2 P.M. for inspection and decision.

## 717-59-A

APPLICANT—Ludwig Hanauer, for 314-5th Avenue Corporation, owner.

SUBJECT—Application November 2, 1959—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—314-5th Avenue, west side, 28 feet 8¼ inches south of West 32nd Street, Block 833, Lot 45, Borough of Manhattan.

### APPEARANCES—

For Applicant: Ludwig Hanauer and Joseph Ruggiero.

For Administration Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to March 8, 1960, at 2 P.M. for inspection and decision.

## 922-59-A

APPLICANT—Elliot Saltzman for Foundation, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, office use, stairways and egress.

PREMISES AFFECTED—4 East 54th Street, south side, 125 feet east of 5th Avenue, Block 1289, Lot 67, Borough of Manhattan.

### APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Laid over to March 8, 1960, at 2 P.M. for inspection and decision.

## 1051-21-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for D. & L. Truck Renting Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7i of the Zoning Resolution, permitting on a plot partly in a business and partly in a residence use district, the erection and maintenance of a one story extension to an existing building and extend the present use of garage for trucks and repair shop



# MINUTES

to include body and fender work, incidental painting and spraying, welding and storage of parts.

**PREMISES AFFECTED**—1820-1832 Cropsey Avenue and 231-245 Bay 19th Street, southwest corner, Block 6464, Lot 16, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. IV, on March 17, 1959 on certain conditions; and

WHEREAS, the resolution was amended on June 9, 1959, and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 17, 1959, as *amended* on June 9, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 853/58)

## 335-35-BZ—Vol. IV

**APPLICANT**—Burke, Green and Groh for Anrob Realty Corp. Inc., owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of the existing use of a storage warehouse (stores, plumbing fixtures, etc.) 5 car garage and loading platform.

**PREMISES AFFECTED**—167-01 to 167-11 108th Road, northeast corner of 167th Street, Block 10176, Lot 12, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Jerrold I. Ehrlich.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was amended by the Board as Vol. IV, on April 30, 1957, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on February 16, 1960; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 18, 1950, under Vol. III, as *amended* through February 16, 1960, under Vol. IV, by adding thereto:

"that in the event the owner desires to omit the cellar under the proposed extension, rearrange the glass block panels in the exterior wall, and provide two 5 feet wide openings, without doors, in the wall between the existing building and the proposed extension, such changes may be permitted as shown on revised drawing marked 'Received December 16, 1959', one sheet, on condition that other than as herein amended the resolutions above cited shall be complied with in all respects." (Alt. 151/56)

## 950-40-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober, for Waldwin Holding Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the construction of a one story and basement extension to the present building and extend the present use of funeral home.

**PREMISES AFFECTED**—7610-7618 4th Avenue, west side, 59 feet south of 76th Street, Block 5950, Lot 47, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, this application was amended by the Board as Vol. III on March 17, 1959, on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1942, as *amended* through March 17, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained" (Alt. App. 1669/58)

## 1178-40-BZ—Vol. II

**APPLICANT**—Zareh Sourian for The Diocese of The Armenian Church of America, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—309 East 34th Street, north side, 100 feet east of 2nd Avenue, 300-304 East 35th Street and 634-640 2nd Avenue, southeast corner, Block 940, Lots 8, 58, 59, 60 and 61, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Zareh M. Sourian.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board as Vol. II, on December 14, 1948 on certain conditions; and

WHEREAS, the term of variance was last extended on July 15, 1958; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 14, 1948, as *amended* through July 15, 1958, by adding thereto:

"that in view of the statement by the applicant that construction of a Diocesan House has been completed and the premises will be developed for church purposes in the near future, the proposed arrangement may be permitted as shown on revised drawings marked 'Received February 15, 1960', two sheets, on condition that



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other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 105/57)

## 846-52-BZ

APPLICANT—Paul Friedman for Sutway Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 9A of the Zoning Resolution, permitting partly in a residence use E area and class use D area and class one times height district, the erection and maintenance of a three unit six story apartment building with accessory garages more than the permitted height within two miles of an airport.

PREMISES AFFECTED—125-02 to 125-06, 126-20, 125-24, 125-36 and 125-40 Sutphin Boulevard, west side, 245.36 feet south of 123rd Avenue, through Rockaway Boulevard, Block 12051, Lot 1, South Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1953 on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1953; and

WHEREAS, time to obtain permits and complete the work was last extended on February 25, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1953, as *amended* through February 25, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 5485/52)

## 184-55-BZ

APPLICANT—Lama, Proskauer and Prober for Fanny Berger, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired January 27, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs, car washing, storage, office and sales, parking and storage of motor vehicles.

PREMISES AFFECTED—1980-1992 Ralph Avenue and 5911-5923 Avenue J, northwest corner, Block 7763, Lots 45 and 46, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 24, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on January 27, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 24, 1956, as *amended* through January 27, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 22/60)

## 250-55-BZ

APPLICANT—Albert Melniker for Anthony Pietracatella, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7f, 7i and 21 of the Zoning Resolution, to permit in a business use district portion of a plot located in a business and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage and sale of accessories, for a term of 15 years.

PREMISES AFFECTED—1605 Hylan Boulevard and 320 Raritan Avenue, southwest corner, Block 3336, Lot 26, Dongan Hills, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 24, 1956 on certain conditions; and

WHEREAS, the resolution was amended on December 10, 1957; and

WHEREAS, time to obtain permits complete the work was last extended on May 19, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 24, 1956, as *amended* through May 19, 1959, only as to the number of approved gasoline storage tanks, so that as *amended* this portion of the resolution shall read:

"that there may be a total of twelve 550 gallon approved gasoline storage tanks, as shown on revised plan marked "Received February 16, 1960," one sheet. (Misc. App. 139/59)

## 519-57-BZ

APPLICANT—Albert Melniker for Jo Mar Di Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, parking of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2071 Victory Boulevard and 8 Bradley Avenue, northwest corner, Block 462, Lot 35, Fairview Heights, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Application reopened and resolution amended.



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## MINUTES

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on  
June 17, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work  
was extended on October 6, 1959; and

WHEREAS, the applicant requested an amendment of the  
resolution.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the resolution adopted on June 17, 1958, as  
*amended* through October 6, 1959 by adding thereto:

"that the pump island facing Victory Boulevard may  
be permitted to remain set back approximately 28 feet  
from the existing building line and 2 feet from the  
adopted building line, as shown on revised drawing  
marked 'Received February 16, 1960', one sheet, *on*  
*condition* that this pump island shall be relocated 15  
feet north of the new building line, when Victory Boule-  
vard is physically widened, and that other than as  
herein *amended* the resolution above cited shall be com-  
plied with in all respects." (NB 23/57)

### 579-58-BZ

APPLICANT—Samuel Carr for Frank and Joseph Im-  
briale, owners.

SUBJECT—Application for consideration—reopening for  
extension of time to complete which has expired February  
9, 1960—re Application, decision of the Borough Super-  
intendent; previously granted on condition under sections  
7c and 21 of the Zoning Resolution, to permit in a manu-  
facturing and residence use district, in the existing one  
story building occupied as a junk yard with storage and  
garage for two cars and one truck, the installation of load-  
ing and unloading facilities in the open area.

PREMISES AFFECTED—264-268 Bay Ridge Avenue,  
south side, 124 feet, 10 $\frac{7}{8}$  inches west of 3rd Avenue, Block  
5871, Lot 40, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Samuel Carr.

ACTION OF BOARD—Application reopened and time to  
complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on  
March 3, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to  
obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does  
hereby *amend* the resolution adopted on March 3, 1959 only  
as to the time to obtain permits and complete the work, so  
that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Reso-  
lution shall apply from the date of this *amended* resolu-  
tion; and that a certificate of occupancy shall be ob-  
tained." (Alt. 2930/57)

### 487-59-BZ

APPLICANT—Lama, Proskauer and Prober for Ida  
Siegel, owner.

SUBJECT—Application for consideration—reopening for  
amendment of resolution—re Application, decision of the  
Borough Superintendent; previously granted on condition,  
under sections 7a and 7A of the Zoning Resolution, per-  
mitting in a business use district, the rehabilitation of the  
accessory building and extend the legal gasoline service  
station so it will have a total frontage of 96 feet, 8 inches  
on 86th Street and 76 feet on Bay 7th Street; it is also  
proposed to install seven new 550 gallon buried gasoline  
tanks for a total of twelve tanks, with curb cuts, show  
windows, signs and business entrance within 75 feet of a  
residence use district.

PREMISES AFFECTED—1414-1424 86th Street and 2-10  
Bay 7th Street, southwest corner, Block 6357, Lot 33, Bor-  
ough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Request for reopening and amend-  
ment of resolution denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5

(Remaining Minutes of the Meeting of February 24, 1960  
will be printed in the Bulletin of March 10, 1960.)



NOV 21 1960

# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

### CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 10

## DIRECTORY

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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## PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On February 29, 1960, Petition, Order of Certiorari and Affidavits was served on the Board by Harold D. Romanow, attorney for Ruth Romanow, owner, seeking a review of the Board's denial on February 2, 1960 of her appeal from a decision of the Borough Superintendent, re—alteration to existing Multiple Dwelling—to legalize rearrangement of apartments; Calendar Number 744-59-A; Premises 245 East 81st Street, northwest corner of Second Avenue, Block 1527, Lot 21 $\frac{3}{4}$ , Borough of Manhattan.

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

## DOCKET

*New Cases Filed up to March 1, 1960*

*Cal. No. Dept. Premises Affected*

**123-60-A**—B.M.—36 West 38th Street, south side, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan, Alt. 821-59, re—addition of a floor to a Class III six story factory exceeds the tabular height limits.

**124-60-SM**—Kings Bronze Co. Aluminum Double Hung Window, Model No. DHA-3 Series, manufactured by Kings Bronze Co., Inc., Material.

**125-60-BZ**—B.B.—5402-5424 Avenue N, and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn, Alt. 146-60, re—change of use from factory for manufacturing of radiators with two loading berths with parking of motor vehicles in rear yard, to factory for manufacture of radiators, spot welding, paint dipping and warehouse with parking of motor vehicles in rear yard for employees and customer's cars, partly business and partly residence use district; curb cuts within the residence use area; proposed extension exceeds the area permitted in "D" area district.

**126-60-A**—B.M.—205-235 East 20th Street, north side, 75 feet east of 3rd Avenue, and 228-234 East 21st Street, Block 901, Lots 6, 9, 14, 41, 42, 43 and 44, Borough of Manhattan, Misc. 3180-59, re—gasoline service in cellar.

**127-60-BZ**—B.Bx.—672-674 East 136th Street, and 174-182 Cypress Street, southeast corner, Block 2564, Lot 5, Borough of the Bronx, B.N. 829-59, re—painted wall sign, local retail use district.

**128-60-A**—B.M.—357 West Broadway, east side, 85 feet 9 inches south of Broome Street, Block 475, Lot 10, Borough of Manhattan, Alt. 180-60, re—Class 3 construction, motor vehicle shop.

**129-60-BZ**—B.Q.—106-19 Rockaway Boulevard, northwest corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens, N.B. 4711-59, re—gasoline service station, lubrication, auto washing (non-automatic), minor repairs, etc., and parking and storage of more than 5 cars; ground sign, retail use district.

**130-60-BZ**—B.Q.—143-11 to 144-05 (144-01 official), Liberty avenue, north side, 99.33 feet east of Remington Street, and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens, N.B. 262-60, re—supermarket, retail use district and extending partly into residence use district; parking of more than five cars for customers and employees; curb cuts for business use in residence use district; loading berth for business in residence use district.

**131-60-BZ**—B.B.—8501-8513 7th Avenue, southeast corner 85th Street, Block 6038, Lot 8, Borough of Brooklyn, Alt. 344-59, re—motor vehicle repair shop, retail use district.

**132-60-A**—F.D.—300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of

Manhattan, F.D. Decision 2/4/60, re—elevators in readiness at all times.

**133-60-SM**—V.I.C. Brand Vermiculite (plaster aggregate), manufactured by the Vermiculite Industrial Corp., Material.

**134-60-SM**—Schundler Vermiculite Plaster Aggregate, manufactured by Coralux Perlite Corp. of N. J., Material.

**135-60-SM**—Albert DS, Fireproofing Compound, manufactured by American Vamag Company, Inc., Material.

**136-60-SM**—Albitol, manufactured by American Vamag Company, Inc., Material.

**137-60-A**—B.B.—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn, Alt. 3243-59, re—multiple dwelling.

**138-60-A**—B.M.—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan, Alt. 1300-59, re—factory building, does not comply with Labor Law.

**139-60-A**—B.M.—1058-1064 3rd Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan, Alt. 906-59, re—conversion of multiple dwelling garage to transient garage.

**140-60-A**—B.M.—2-8 5th Avenue and 14 Washington Square, North, northwest corner, Block 551, Lot 1, Borough of Manhattan, Alt. 905-59, re—conversion of multiple dwelling garage to transient garage.

**141-60-A**—B.M.—643-655 Lexington Avenue, and 134-136 East 55th Street, southeast corner, Block 1309, Lot 50, Borough of Manhattan, Alt. 904-59, re—conversion of multiple dwelling garage to transient garage.

**142-60-A**—B.M.—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan, Alt. 907-59, re—conversion of multiple dwelling garage to transient garage.

**143-60-SM**—K-Lath, manufactured by K-Lath Corporation, Material.

**144-60-SA**—Coleman Crestline Gas Waterheater, various models (automatic gas water heater for residential application), manufactured by The Coleman Company, Inc., Appliance.

**145-60-BZ**—B.Q.—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 and 32, Jamaica, Borough of Queens, Alt. 347-60, re—proposed parking of more than 5 motor vehicles, retail use district and extending into residence use district.

**146-60-BZ**—B.B.—2347-2357 Ralph Avenue and 1314-1326 East 64th Street, southeast corner, Block 8363, Lot 21, Borough of Brooklyn, N.B. 3432-59, re—gasoline service station, lubrication, car washing, minor repairs, parking and storage of motor vehicles, retail use district; ground sign supported on light standard.



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**147-60-BZ—B.M.—5-9** West 115th Street, north side, 125 feet west of 5th Avenue, and 12-16 West 116th Street, Block 1599, Lot 41, Borough of Manhattan, Alt. 1508-59, re—change of non-conforming use to another non-conforming use, residence and retail use districts.

## Restored to Docket

**723-50-BZ—Vol. III.—B.B.—173-177** Palmetto Street, north side, 150 feet, east of Central Avenue, Block 3342, Lot 55, Borough of Brooklyn, Alt. 47-60, re—parking of motor vehicles—residence use district.

**777-54-BZ—Vol. II.—B.Bx.—2350** Hermany Avenue, south side, 191.19 feet west of Zerega Avenue, Block 3697, Lots 32 and 64, Borough of The Bronx, N.B. 40-60, re—loading platform partly in a residence use district.

**259-33-BZ—Vol. II.—B.Bx.—4510** Bullard Avenue, east side, 103 feet north of East 239th Street and 4511 Bronx Boulevard, west side, 103.24 feet north of East 239th Street, Block 5074, Lot 13, Borough of The Bronx, Alt. 658-57, re—extension of manufacturing in a building partially in a residence use district.

**95-46-BZ—Vol. III.—B.Q.—126-09 to 126-25** (126-15 official) 89th Avenue and 87-71 to 87-79 126th Street, northeast corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens, Alt. 143-60, re—alteration to a building for use as factory and offices by erection of a second story; erection of accessory building for storage of paint; parking for customers and employees—residence use district.

**595-49-BZ—B.M.—590** Water Street, north side, 68 feet, 1 inch west of Montgomery Street, Block 245, Lot 44, Borough of Manhattan, Alt. 927-49, reopened for consideration as to extension of term of variance, re change in occupancy to baling of scrap and waste paper—business use district.

**660-23-BZ—Vol. II.—B.Bx.—150-154** Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of the Bronx, Alt. 92-60, reopened for consideration as to extension of term of variance, re parking and storage of motor vehicles—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                         | Last Publication               |
|-------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                            | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                       | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                    | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                           | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                        | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of ..... | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                       | Aug. 3, 1937—Vol. 22, No. 31   |

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 10, 1960—Vol. 45, No. 10  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ...                                                                                                                             | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of .....                                     | Aug. 3, 1937—Vol. 22, No. 31   |
| Smoking in Factories, Rules for..                                                                                                                            | Nov. 13, 1956.                 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Oct. 8, 1959—Vol. 44, No. 40   |
| Sprinkler, Rules .....                                                                                                                                       | Mar. 10, 1960—Vol. 45, No. 10  |
| Standpipe Fireline Rules .....                                                                                                                               | Feb. 25, 1960—Vol. 45, No. 8   |
| Structural Alterations, Reporting.                                                                                                                           | June 29, 1937—Vol. 22, No. 26  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                                                                               | June 8, 1937—Vol. 22, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | June 7, 1932—Vol. 17, No. 23   |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## MARCH 15, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 15, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 750-59-BZ

APPLICANT—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under section 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorum, minor auto repairs, car washing, storage room office and sales, ground signs, parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—858-864 East 167th Street, and 1083-1087 Hall Street, southwest corner, Block 2691, Lot 86, Borough of The Bronx.

### 425-59-BZ

APPLICANT—Norman Lederer and Leonard Joseph for Mary Building Company Incorporated; owner of Contract: Salvatore Contone, Jr.

SUBJECT—Application June 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building from bar and restaurant



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to factory for manufacturing of ladies dresses and garments of the needle trade.  
**PREMISES AFFECTED**—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

## 200-24-BZ—Vol. III

**APPLICANT**—Leonard F. Rothkrug, Herbst and Rusciano for Jerome Estates, Inc., owner.

**SUBJECT**—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the board, to auto repair, minor body and fender work, auto painting—for a term of ten (10) years.

**PREMISES AFFECTED**—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

## 37-59-BZ

**APPLICANT**—George Gomez, owner.

**SUBJECT**—Application January 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

**PREMISES AFFECTED**—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

## 718-59-BZ

**APPLICANT**—Maxfield Blaubeux for John Baldanza, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—1843 to 1845 Nostrand Avenue, east side, 34 feet 10 inches south of Avenue D, Block 4964, Lot 35, Borough of Brooklyn.

## 751-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c, 7i, 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales and utility rooms, and parking and storage of motor vehicles, ground signs, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—209-06 209-18, 209-08 Official, 48th Avenue, and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.

## 377-59-BZ

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of business signs on an existing marquee for a stated term of five (5) years.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

## 378-59-A

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—Class III Construction, Public Market.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

## 684-59-BZ

**APPLICANT**—Jacob Berman for Ozone Metal Products, owner.

**SUBJECT**—Application October 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of the company only.

**PREMISES AFFECTED**—101-16 103rd Avenue, southwest corner of 102nd Street, Block 9505, Lots 5 and 9, Ozone Park, Borough of Queens.

## 685-59-BZ

**APPLICANT**—Mazza and Seccia for Carnegie Hall Incorporated, owner; Filex Corporation, lessee.

**SUBJECT**—Application October 23, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles and attendant's shanty extending from the business use into the restricted retail use portion of the plot.

**PREMISES AFFECTED**—152 West 57th Street, south side, 150 feet east of 7th Avenue, and 155-159 West 56th Street, Block 1009, Lots 6, 8 and 57, Borough of Manhattan.

## 803-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

**PREMISES AFFECTED**—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

## 753-59-BZ

**APPLICANT**—Maxfield Blaubeux for Joseph Angelone, owner; King Kullen Grocery Company, Incorporated, lessee.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of the plot.

**PREMISES AFFECTED**—114-44 Van Wyck Expressway, west side, 100 feet north of 115th Avenue, Block 11661, Lot 17, South Ozone Park, Borough of Queens.

## 931-54-BZ—Vol. II

**APPLICANT**—Jacob Berman for Sidney Esikoff and Randolph J. Kruger, owners; G and T Service Station, lessee.

**SUBJECT**—Application reopened October 27, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a present gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars awaiting service to gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, automatic auto laundry, storage and sale of accessories, office and parking of cars awaiting service.

**PREMISES AFFECTED**—3513 to 3527 Atlantic Avenue



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and 308 to 316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

## 358-26-BZ—Vol. II

**APPLICANT**—New York Telephone Company, owner.  
**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use  $1\frac{1}{4}$  height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

**PREMISES AFFECTED**—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

## 777-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-28 to 113-48 (113-44 Official), Farmers Boulevard, northwest corner, from 189-23 to 189-43 Murdock Avenue to 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

## 96-53-BZ—Vol. IV

**APPLICANT**—Burke, Green and Groh for Alex Eisenberg, owner; Sunnysdale Farms Incorporated, lessee.

**SUBJECT**—Application reopened December 8, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a two story extension to the milk depot building on Stanley Avenue.

**PREMISES AFFECTED**—392 to 414 Stanley Avenue, southwest corner of Malta Street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn.

## 124-59-BZ

**APPLICANT**—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

**SUBJECT**—Application March 2, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car washing, (non-automatic), lubritorium, storage and sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

**PREMISES AFFECTED**—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 469-41-BZ—Vol. II

**APPLICANT**—Albert Melniker, for Frank L. Grennie, owner (under contract to purchase; Isle Fuel Oil Service Co.)

**SUBJECT**—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor motor

vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

**Hearing closed**—Laid over from January 12, 1960, date to be set for inspection and decision; now set for March 15, 1960.

## 254-59-A

**APPLICANT**—Albert Melniker for Frank L. Grennie, owner.

**SUBJECT**—Application March 19, 1959—filed pursuant to Section 35 General City Law—re curb cuts in bed of mapped street.

**PREMISES AFFECTED**—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## 437-59-BZ

**APPLICANT**—Albert Melniker for Maxwell and Bertha Goldberg, owners.

**SUBJECT**—Application June 25, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e, 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, car wash, non-automatic, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—2121 Hylan Boulevard and 292 Lincoln Avenue, southwest corner, Block 3614, Lot 1, Grant City, Borough of Richmond.

**Hearing closed**—Laid over from January 19, 1960, for inspection and decision; date for decision to be set; now set for March 15, 1960.

## 180-59-BZ

**APPLICANT**—John E. Paggioli, for Nunziata Carannante, owner.

**SUBJECT**—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

**Hearing closed**—Laid over from January 12, 1960, for inspection and decision; date to be set; now set for March 15, 1960.

## 655-59-BZ

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

**SUBJECT**—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

**PREMISES AFFECTED**—133 East 61st Street, north-side, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for hearing, at the request of an objector; then to March 15, 1960, for inspection and decision.

## 703-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Robert Feingold, owner.



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**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

**PREMISES AFFECTED**—8009-8023 21st Avenue, and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960 for hearing; at the request of an objector applicant concurring; then to March 15, 1960, for inspection and decision.

## 434-58-BZ

**APPLICANT**—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

**SUBJECT**—Application July 18, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc., and the storage of equipment in the vacant portion of the premises, the existing building is located over the city line which is in a Pelham Manor business district.

**PREMISES AFFECTED**—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

**Hearing closed**—Laid over from February 24, 1960, to March 1, 1960, for hearing at the request of objectors; applicant to file statement; then to March 15, 1960, for inspection and decision; the applicant having added Section 21 as a basis for his application.

## 247-56-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for John and Irene Steven, owners.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class One building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room extending from the business use into the residence use portion of the plot and occupying more than the permitted area coverage with parking of patrons' cars, no fee, on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—160-28 to 160-54 (160-30 Official), Cross Bay Boulevard and 92-05 to 92-17 161st Avenue, northwest corner, and 161-01 to 161-45 92nd Street and 92-02 to 92-08 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 186-52-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district the erection of a one story extension to the existing one story building and extend the present supermarket.

**PREMISES AFFECTED**—130-134 Seventh Avenue and 756-764 Carroll Street, southwest corner, Block 963, Lots 47 and 52, Borough of Brooklyn.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 754-59-BZ

**APPLICANT**—Max Siegel Associates for Park Web Incorporated, owner.

**SUBJECT**—Application November 19, 1959—decision of the Borough Superintendent, under sections 7e and 21

of the Zoning Resolution, to permit in a residence use E-1 area district, the erection of a one (1) story business building for a supermarket with accessory parking, loading berth and business signs for a term of twenty-one (21) years, with the omission of the required side yard and setbacks on the street line.

**PREMISES AFFECTED**—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of the Bronx.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 124-35-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for Raoul M. Weigner, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (non-automatic), minor repairs with hand tools only, office and sale of accessories and parking and storage of cars awaiting service.

**PREMISES AFFECTED**—242-11 Jamaica Avenue and 243rd Street, northwest corner, Block 8007, Lots 90 and 95, Bellerose, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 752-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom and car wash and extend these uses to include minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th St. within 75 ft. of the residence use district.

**PREMISES AFFECTED**—228-12 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision; applicant to file revised plans.

## 288-57-BZ—Vol. II

**APPLICANT**—Henry J. Nurick for Anna Pick, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing legal parking lot on part of lot 72 into the residential portion of the property on part of Lot 72 and on part of Lot 6 for a term of five (5) years.

**PREMISES AFFECTED**—184-05 to 184-13 Hillside Avenue, north side, 40 feet east of Dalny Road and 87-21 Dalny Road, Block 9954, lots 6 and 72, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 465-42-BZ—Vol II

**APPLICANT**—Jerome W. Perlstein, owner.

**SUBJECT**—Application reopened July 7, 1959 as Volume II—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of three one story masonry extensions and a one story masonry building and to extending the present factory use.

**PREMISES AFFECTED**—83-02 to 83-20 Atlantic Avenue, 94-01 to 94-15 83rd Street, southeast corner, and 94-02 to



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94-16 84th Street, Block 9014, Lots 1 and 11, Ozone Park, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 201-57-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Marie Kramer, owner.  
**SUBJECT**—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 393-48-BZ—Vol. II

**APPLICANT**—Joseph Mitchell for 351-353 West 54th Street Inc., owner; James E. Mitchell, lessee.

**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the erection of a one story extension at the rear of 353 W. 54th Street, extend the present use of a woodworking shop from 351-353 West 54th Street, provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 West 54th Street and additional studio and office on the first floor of 353 West 54th Street.

**PREMISES AFFECTED**—351 to 353 West 54th Street, north side, 150 feet East of Ninth Avenue, Block 1045, Lots 7 and 8, Borough of Manhattan.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision; drawing to be revised to show parapet well raised.

## 758-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Hamilton Federal Savings and Loan Association, owner.

**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a two story building to be occupied as a bank and occupying more than the permitted area and without the required yard.

**PREMISES AFFECTED**—411 to 413 86th Street north side, 75 feet east of 4th Avenue, Block 6035, Lots 75 and 76, Borough of Brooklyn.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 666-59-BZ

**APPLICANT**—Burke, Green and Groh for Herbert Reynolds, owner.

**SUBJECT**—Application October 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage and sale of used parts and sale of used cars.

**PREMISES AFFECTED**—147-23 Springfield Lane, northeast corner of 149th Avenue, Block 13435, Lots 56, 58, 16, 18, 20, 24, Springfield Gardens, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 653-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Janrac Holding Corporation; Selma Haas, lessee.

**SUBJECT**—Application September 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the

addition of a retail dress store in a first floor apartment of a Class A multiple dwelling for a temporary term of years.

**PREMISES AFFECTED**—105-05 69th Avenue, northeast corner of Queens Boulevard, Block 2139, Lot 1, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision.

## 22-59-BZ

**APPLICANT**—Burke, Green & Groh for Stefano Boide and Alexander List, owners.

**SUBJECT**—Application January 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D and E area district the construction of four attached houses occupying more than the permitted area coverage without the required rear and side yards and with less than the required parking spaces.

**PREMISES AFFECTED**—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for further study and decision.

## 789-59-BZ

**APPLICANT**—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar for a term of fifteen (15) years.

**PREMISES AFFECTED**—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, White-stone, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, for continued hearing to March 1, 1960; then to March 15, 1960, for inspection and decision.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson, for Barnett Maller, owner.

**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

**Hearing closed**—Laid over from February 2, 1960, to March 1, 1960, for inspection and decision; applicant to file revised plans showing correct dimensions; then to March 15, 1960, for decision at written request of the applicant.

## 407-59-BZ

**APPLICANT**—Philip Freshman for Carda Incorporated, owner.

**SUBJECT**—Application June 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and business use district, the extension of the present parking lot into the adjoining plot.

**PREMISES AFFECTED**—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

**Hearing closed**—Laid over from February 24, 1960, for hearing, to March 1, 1960, for applicant to complete his plans; then to March 15, 1960 for inspection and decision.

MAX H. FOLEY, *Chairman.*



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## MARCH 15, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 15, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:*

### 540-59-A

APPLICANT—Jerome W. Perlstein for Community Realty Corporation.

SUBJECT—Application August 21, 1959—re egress.

PREMISES AFFECTED—46-41 Vernon Boulevard, east side 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

### 733-59-A

APPLICANT—H. M. Karson for Hong Yick Realty Corporation, owner; Min Sang Laundry, lessee.

SUBJECT—Application November 9, 1959—Appeal from a decision of the Borough Superintendent re—Revocation of permit 4963-58 issued re Alt. 841-56.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

### 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owner.

SUBJECT—Application December, 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

### 811-59-A

APPLICANT—Abraham Grossman for Danthe Realty Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements under section 177, subdivisions 1 and 3 of the Multiple Dwelling—re depth of yard.

PREMISES AFFECTED—26 West 10th Street, south side, 374 feet west of Fifth Avenue, Block 573, Lot 29, Borough of Manhattan.

### 812-59-A

APPLICANT—Abraham Grossmann for 317 West 22nd Street Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for Variation of Section 171, Subdivision 2f of the Multiple Dwelling Law re—proposed extension in area.

PREMISES AFFECTED—317 West 22nd Street, north side, 234 feet 4½ inches west of Eighth Avenue, Block 746, Lot 27, Borough of Manhattan.

### 784-59-A

APPLICANT—Charles N. Whinston for William Intner, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re exterior walls.

PREMISES AFFECTED—63-15 Traffic Street, northwest corner of Menahan Street, Block 3608, Lot 100, Ridgewood, Borough of Queens.

### 33-60-A

APPLICANT—Herman E. Horwood for Ado Cristante, owner.

SUBJECT—Application January 13, 1960—Appeal from a decision of the Borough Superintendent re—relocation of frame building, fire limits.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont

Avenue, west side, 107.21 feet south of Crescent Avenue, Block 3087, Lots 11 and 19, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

## MARCH 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, March 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 607-59-BZ

APPLICANT—Aaron Halpern for Julia Monte, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F area district the conversion of a one family dwelling to a two family dwelling and construction of an extension to the rear encroaching on the required rear yard.

PREMISES AFFECTED—83-21 168th Street, East side, 200.32 feet and 200.74 feet north of Bath Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

### 706-59-BZ

APPLICANT—Lama, Proskauer and Prober for Milton J. Ackerman, Marilyn Magaliff and Thelma Hinderstein, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, blending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.

PREMISES AFFECTED—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

### 707-59-A

APPLICANT—Lama, Proskauer and Prober for Milton V. Ackerman, Marilyn Magaliff and Thelma Hinderstein, owners.

SUBJECT—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re class 3 construction.

PREMISES AFFECTED—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

### 691-59-BZ

APPLICANT—Harry A. Yarish for Pauline Lisker, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 for the Zoning Resolution, to permit in a residence use C area district, the erection of a one story building for use of stores, occupying more than their permitted area and without the required rear yard.

PREMISES AFFECTED—3832-3836 Kings Highway, south side, 47 feet 2 7/8 inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

### 632-59-BZ

APPLICANT—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the



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permitted area and without the required set-back and side yard, all for a temporary term of twenty (20) years.  
**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

## 403-57-BZ-Vol. II

**APPLICANT**—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7A (d) of the Zoning Resolution, to permit in a local retail district, the erection and maintenance of a gasoline service station, lubritorium, office and accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—3070 to 3092 Avenue U. south side, from Bragg Street to Brigham Street, 2101 to 2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

## 477-31-BZ—Vol. III

**APPLICANT**—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—45-01 to 45-19, (45-05 Official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bayside, Borough of Queens.

## 650-59-BZ

**APPLICANT**—Carl H. Salminen for John Ryback, owner.

**SUBJECT**—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

**PREMISES AFFECTED**—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

## 724-59-BZ

**APPLICANT**—Sidney H. Kitzler for Murray M. Pomeranz and Louis Trotner, owners; Esso Standard Oil Company, lessee.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—32-48 Jamaica Avenue, south side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Avenue and 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

## 210-59-BZ

**APPLICANT**—Samuel Carr, for Pericles Mellon, owner.

**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.  
**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

**Hearing closed**—Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring; then to February 2, 1960, for inspection and decision; then adjourned to tentative date of March 1, 1960, for decision; at the request of applicant to revise plans and obtain new decision; then to March 29, 1960, for continued hearing at request of the applicant.

## 595-49-BZ

**APPLICANT**—Galante Realty Corporation, owner.

**SUBJECT**—Application reopened March 1, 1960 for consideration as to extension of term of variance, expires March 29, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stable to baling of scrap and waste paper.

**PREMISES AFFECTED**—590 Water Street, north side, 68 feet 1 inch west of Montgomery Street, Block 245, Lot 44, Borough of Manhattan.

## 660-23-BZ—Vol. II

**APPLICANT**—Esso Standard for Humble Oil and Refining Company, owner.

**SUBJECT**—Application reopened March 1, 1960 for consideration as to extension of term of variance for parking and storage, expired February 23, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the reconstruction of existing gasoline service station to include the lubritorium, car washing, repairs to motor vehicles and the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—150-154 Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of the Bronx.

MAX H. FOLEY, *Chairman.*

## MARCH 29, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, March 29, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 705-59-A

**APPLICANT**—Robert J. Crinnion for Rose Conti, owner.  
**SUBJECT**—Application October 30, 1959—Appeal from a decision of the Borough Superintendent, re height of ceiling, basement.

**PREMISES AFFECTED**—2826 Philip Avenue, southeast corner of Quincy Avenue, Block 5545, Lot 80, Borough of The Bronx.

### 746-59-A

**APPLICANT**—Robert J. Crinnion for Neimall Realty Corporation, owner.

**SUBJECT**—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

**PREMISES AFFECTED**—2557 Colden Avenue, west side,



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300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

## 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.  
SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.  
PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

## 793-59-A

APPLICANT—Henry George Greene for Young Men's Philanthropic League, owner.  
SUBJECT—Application December 2, 1959—Appeal from a decision of the Borough Superintendent,—re doors.  
PREMISES AFFECTED—4 East 80th Street, south side, 125 feet east of Fifth Avenue, Block 1491, Lot 67, Borough of Manhattan.

## 797-59-A

APPLICANT—Herman E. Horwood for Carl Ahlers Incorporated, owner.  
SUBJECT—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.  
PREMISES AFFECTED—168 Duane Street, south side, 44 feet 7¾ inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

## 860-59-A

APPLICANT—Michael D. Schwartz for Elizabeth Manning, owner.  
SUBJECT—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 building, business use.  
PREMISES AFFECTED—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

# MINUTES

(Remaining Minutes of the regular Meeting of March 1, 1960).

## 157-57-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Starr, owner.  
SUBJECT—Application for consideration—reopening for extension of term of variance which had expired September 24, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; date to be set.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 194-58-BZ

APPLICANT—Leonard F. Rothkrug for Murray and Serena Mintz, owners.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to an existing one family dwelling and accessory dental office with less than the required setback.  
PREMISES AFFECTED—1191-1195 Woodcrest Avenue, west side, 140 ft. north of West 167th street, Block 2515, Lot 53, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on March 22, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of

the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## REGULAR MEETING

TUESDAY MORNING MARCH 1, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon February 16, 1960 were approved as printed in the Bulletin of February 25, 1960, Vol. 45, No. 8.

## 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.  
SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking of cars awaiting service for a stated term of twenty (20) years.  
PREMISES AFFECTED—79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Edward Hoffman for Park Dept., John Logan and Evelyn Tomasek.

ACTION OF BOARD—Laid over to March 8, 1960, at 10 A.M., at request of the applicant, to submit additional information and for continued hearing.

## 124-35-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Raoul M. Weigner, owner.  
SUBJECT—Application reopened October 14, 1959 as Vol-



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ume II—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor repairs with hand tools only, office, and sale of accessories and parking and storage or cars awaiting service.

**PREMISES AFFECTED**—242-11 Jamaica Avenue and 243rd Street, northwest corner, Block 8007, Lots 90 and 95, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

For Opposition: Thomas Mulvihill, Dorothy Sherman, Angelo Cecchetto and Ed. Thein.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 465-42-BZ—Vol. II

**APPLICANT**—Jerome W. Perlstein, owner.

**SUBJECT**—Application reopened July 7, 1959 as Volume II—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of three one story masonry extensions and a one story masonry building and to extending the present factory use.

**PREMISES AFFECTED**—83-02 to 83-20 Atlantic Avenue, 94-01 to 94-15 83rd Street, southeast corner, and 94-02 to 94-16 84th Street, Block 9014, Lots 1 and 11, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Jerome W. Perlstein and Norton Flattau.

For Opposition: Walter J. Sheerin, Anna Suet, Mrs. G. Haff and George Haff.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 393-48-BZ—Vol. II

**APPLICANT**—Joseph Mitchell for 351-353 West 54th Street Inc., owner; James E. Mitchell, lessee.

**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the erection of a one story extension at the rear of 353 W. 54th St. extend the present use of a woodworking shop from 351-353 West 54th St., provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 W. 54th St. and additional studio and office on the first floor of 351 and 353 West 54th Street.

**PREMISES AFFECTED**—351-353 West 54th Street, northside, 150 feet East of Ninth Avenue, Block 1045, Lots 7 and 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Mitchell.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; drawing to be revised to show parapet wall raised; hearing closed.

## 186-52-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

**SUBJECT**—Application reopened November 4, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension to the existing one story building and extend the present supermarket.

**PREMISES AFFECTED**—130-134 Seventh Avenue and 756-764 Carroll Street, southwest corner, Block 963, Lots 47 and 52, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: Mary Dentine, John Riegger, Kathie Riegger, Betty Stern and Martha Riegger.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 247-56-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for John and Irene Steven, owners.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class one building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room extending from the business use into the residence use portion of the plot and occupying more than the permitted area coverage with parking of patrons cars on the unbuilt portion of the plot, no fee to be charged.

**PREMISES AFFECTED**—160-28 to 160-54 (160-30 official) Cross Bay Boulevard and 92-05 to 92-17 161st Avenue, northwest corner, and 161-01 to 161-45 92nd Street and 92-02 to 92-08 160th Avenue, Block 14030, Lot 1, Howard Beach, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti, Irene Steven and John Steven.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 201-57-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Marie Kramer, owner.

**SUBJECT**—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A (d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: Alisea Cox.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 288-57-BZ—Vol. II

**APPLICANT**—Henry J. Nurick for Anna Pick, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing legal parking lot on part of Lot 72 into the residential portion of the property on part of Lot 72 and on part of Lot 6 for a term of five (5) years.

**PREMISES AFFECTED**—184-05 to 184-13 Hillside Avenue, northside, 40 feet east of Dalny Road, 87-21 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: Edward I. Condren.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 434-58-BZ

**APPLICANT**—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

**SUBJECT**—Application July 18, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc. and the



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storage of equipment in the vacant portion of the premises, the existing building is located over the city line which is in a Pelham Manor business district.

**PREMISES AFFECTED**—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion and H. Tyler.

For Opposition: John Zenir, Frank P. Molia, John & Mildred Romano, Bernhard Reichelt, Aimee Gallucci, Jennie Stryker, Teresa Carmerota, Theresa Ventura, James Stryker, Vivian Molia, Anna Batty, Anna Hurley, Frank & Marian Garofalo, Alexander Perrotta, Trudy Fenaute, Betty Schaller, Angela Caforella, Walter Molia, Arthur Carmeroto, Robert Gallucci and Anthony Gruffi.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; the applicant having added Section 21 as a basis for his application; hearing closed.

## 22-59-BZ

**APPLICANT**—Burke, Green & Groh for Stefano Boide and Alexander List, owners.

**SUBJECT**—Application January 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D and E area district, the construction of four attached houses occupying more than the permitted area coverage without the required rear and side yards and with less than the required parking spaces.

**PREMISES AFFECTED**—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for further study and decision; hearing closed.

## 210-59-BZ

**APPLICANT**—Samuel Carr for Pericles Mellon, owner.

**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess of that permitted within two miles of a designated airport.

**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: S. Carr.

For Opposition: Max M. Lome and T. F. Sullivan.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A. M. for continued hearing at the request of the applicant.

## 407-59-BZ

**APPLICANT**—Philip Freshman for Carda, Incorporated, owner.

**SUBJECT**—Application June 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the extension of the present parking lot into the adjoining plot.

**PREMISES AFFECTED**—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 603-59-BZ

**APPLICANT**—Julius S. Rapson for Barnett Maller, owner.

**SUBJECT**—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

**PREMISES AFFECTED**—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for decision at written request of the applicant; hearing previously closed.

## 653-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Janrac Holding Corporation, owner; Selma Haas, lessee.

**SUBJECT**—Application September 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of a retail dress store in a first floor apartment in a Class A multiple dwelling for a temporary term of years.

**PREMISES AFFECTED**—105-05 69th Avenue, northeast corner of Queens Boulevard, Block 2139, Lot 1, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Pearl R. Sigman.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 655-59-BZ

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Armando, Incorporated, lessee.

**SUBJECT**—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant to include cabaret with dancing and entertainment.

**PREMISES AFFECTED**—133 East 61st Street, northside, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

## APPEARANCES—

For Applicant: Donald Fisher and Samuel Cohen.

For Opposition: Chester Hirsch, Lewis R. Cowan, Anne Ausnit, Jacob L. Sirota, Edgar Ausnit, Frederick A. Jambes, Edward B. Lockwood, Hale R. Allen, Jerome A. Manning, Michael K. Stanton, Erwin Robinson and R. Searle.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 666-59-BZ

**APPLICANT**—Burke, Green and Groh for Herbert Reynolds, owner.

**SUBJECT**—Application October 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage, sale of used parts and sale of used cars.

**PREMISES AFFECTED**—147-23 Springfield Lane, northeast corner of 149th Avenue, Block 13435, Lots 56, 58, 16, 18, 20, 24, Springfield Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Fred Abrams, Edward J. Hoffman, Anne Bongiorno, Muriel Abrams, Agnes Rohm, Edward J. Hoffman, Fred Stephen and Edward Hoffman, Park Dept.

**ACTION OF BOARD**—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.



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## 703-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert Feingold, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

PREMISES AFFECTED—8009-8023 21st Avenue and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Charles F. Preusse, Rose Perrone, L. S. Moller, Jean Klirfeld, Shirley Hershey, Gloria Frieling, Roslyn Pearson, Dorothy and Max Goldschlay, Herbert Weingast, Dr. B. Rubinstein, Mary and Baldassare Cumella, Herman Scher, Dr. C. Dunn, Frank Gastellano, Louis and Sara Massry, Dr. and Mrs. Harry Feldman, Sidney Berger, M. Aiello, Nathan Pensley, M.D., Patsy and Cora Tavernese Kranz, Louise Tuliano, Gertrude Wexler, Eli Dweck, Bertram and Roslyn Pearson, Anna Pecci, Joseph Giovinco, Gerald R. Scher, Sylvia Blackman, Lena Levine and others.

ACTION OF BOARD—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 752-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom, non-automatic car wash and extend these uses to include, minor auto repairs, parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th St. within 75 feet of the residence use district.

PREMISES AFFECTED—228-12 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Hyman Salmonson, Morris Winter and Max M. Lome.

ACTION OF BOARD—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; applicant to file revised plans; hearing closed.

## 754-59-BZ

APPLICANT—Max Siegel Associates for Park Webb Incorporated, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection of a one (1) story business building for a supermarket, with accessory parking, loading berth and business signs for a term of twenty-one (21) years, with the omission of the required side yard and setbacks on the street line.

PREMISES AFFECTED—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of The Bronx.

### APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Harvey Fox, N. Y. C. Housing Authority, Richard M. Goldwater, Helen Kiss, Jean Votava, Helen Jacob, Mrs. Anthony Lao, Mrs. Yolanda Portella, Mrs. Alice Wolf, Mrs. Vivian Gerritsen, Mrs. Jeanette Ryan, R. M. Charvat, Annie Winkelhof, Carmela Malerba and others.

ACTION OF BOARD—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 758-59-BZ

APPLICANT—Lama, Proskauer and Prober for Hamilton Federal Savings and Loan Association, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a two story building to be occupied as a bank and occupying more than the permitted area and without the required yard.

PREMISES AFFECTED—411 to 413 86th Street north side, 75 feet east of 4th Avenue, Block 6035, Lots 75 and 76, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Mary Shashoty and Fouad Shashoty.

ACTION OF BOARD—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 789-59-BZ

APPLICATION—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar, for a term of fifteen (15) years.

PREMISES AFFECTED—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, White-stone, Borough of Queens.

### APPEARANCES—

For Applicant: Charles M. Spindler and Samuel Carr.

For Opposition: Dr. Gerald Levine, T. F. Sullivan and W. I. Du Four.

ACTION OF BOARD—Laid over to March 15, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 619-31-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Morben Properties, Inc., owner; Socony Mobile Oil Company, Inc., lessee.

SUBJECT—Application reopened February 2, 1960 for consideration as to extension of term of variance, expires July 17, 1961—decision of the Borough Superintendent, previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business and residence use districts, for a term of 10 years, the alteration of a gasoline service station.

PREMISES AFFECTED—148-14 to 148-26 111th Avenue, southwest corner of Sutphin Boulevard, Block 2745, part of Lot 26, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4

Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, on July 15, 1941, as thereafter amended July 17, 1951, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation July 17, 1961; and

WHEREAS, this application was reopened on February 2, 1960 and set for hearing on March 1, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent,



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dated December 22, 1959 acting on Alt, Applic., No. 852-41, reads:

"1. Proposed extension of a variance for a gasoline service station, auto laundry, office and lubritorium on a lot in a retail district is contrary to Art. 2, Sec. 4-A of the Z.R. and to the resolution of the Board under Cal. #619-31-BZ.

Present variance to expire on July 17, 1961."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1941, as amended through July 17, 1951, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of ten (10) years from the date of this *amended* resolution, to permit . . . ; that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 401-53-BZ—Vol. II

APPLICATION—Leonard F. Rothkrug and Ross and Atkin for Mona Donner, owner; Jubilee Motors, lessee.

SUBJECT—Application reopened June 16, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of trailer sales with signs, curb cuts and office, to a used car sales lot, previously granted by the Board, all for a temporary term of five (5) years.

PREMISES AFFECTED—1875 Bruckner Boulevard, northwest corner of Underhill Avenue, Block 3731, Lots 1 and 75, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 7, 1959 acting on Alt. Applic. No. 334-59, reads:

"1. Proposed use of house trailer as a model and office and proposed relocation and increase of size of present office and addition of a curb cut is contrary to B.S.A. Cal. #401-53-BZ & Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the addition of trailer sales, with signs, curb cuts and office to a used car sales lot previously granted by the Board, all for a term of five years, *on condition* that the work shall be done in accordance with drawings filed with this application dated, January 5, 1960, 1 sheet, January 19, 1960, 1 sheet and May 29, 1959, 1 sheet; that there shall be only one trailer model on the property; that the curb cut and gate on Underhill Avenue shall be omitted; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed

within the requirements of Section 22A of the Zoning Resolution.

## 597-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Co., Inc., owner.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extend the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room, store, with less than the required setback and parking and storage of motor vehicles.

PREMISES AFFECTED—2492-2504 Linden Boulevard and 1091-1113 Loring Avenue, southeast corner, Block 4482, Lot 38, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; applicant having changed the basis of his application from 7c, 7i and 21 to 7a and 21; hearing closed; then laid over to March 1, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated September 11, 1959 acting on N.B. Applic. No. 1021-59, reads:

"1. The proposed demolition reconstruction and the extension of use of an existing gasoline selling station and office to gasoline service station, lubritorium, car washing, minor auto repairs, utility room, store and parking and storage of motor vehicles and proposed business signs in a lot located within a Residence Use District is contrary to Art. II Section 3 of the Zoning Resolution.

2. Provide proper setback for building located in an "FF" area district as required by Art. IV section 16-1 subsection (b) and as per Section 16(a) of the Zoning Resolution.

Note: Premises was subject to Board of Standards and Appeals variance under Calendar Number 43-27-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the granting of the application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use, FF area district, the reconstruction of an existing gasoline service station and extension of the conjunctive uses to include lubritorium, car washing, minor auto repairs, utility room and store with less than the required setback and the parking and storage of motor vehicles, *on condition*



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that the work shall be done in accordance with drawings filed herewith dated September 14, 1959, 1 sheet, and February 25, 1960, 4 sheets revised; that a retaining wall shall be built along the Loring Avenue building line to a height 2'-0" above the grade of the lot with a 4'-0" woven wire fence on top of it; that bumpers shall be provided where required; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that the area at the easterly end behind the accessory building shall be properly graded, grassed with a woven wire fence 5'-6" high; that there shall be no provision made at this time for future curb cuts or future pumps along Loring Ave.; that all laws, rules and regulations applicable shall be compiled with; and that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 609-59-BZ

APPLICANT—Abraham N. Horwitz for Estate of Maria Lombardi, owner; Edward Lombardi, executor, Salvatore Santello, lessee.

SUBJECT—Application September 14, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs using hand tools only, office and sale of auto accessories.

PREMISES AFFECTED—651-653 4th Avenue and 175-183 20th Street, northeast corner, Block 637, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; applicant to file drawing and amended statement; and

WHEREAS, the decision of the Borough Superintendent, dated August 21, 1959 acting on N.B. Applic. No. 2201-59, reads:

"1. Proposed building and premises to be used for gasoline service station, lubritorium, auto washing (non-automatic), office, minor repairs with hand tools only for adjustments, auto safety inspection and parking and storage of motor vehicles, in a Business Zone, violates Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Sign violates Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the applicant has amended the basis of his application from Section 7c to Section 7a of the Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting the application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7a, to permit in a business use district, the extension and use of a gasoline service station, lubrication, auto washing, minor repairs, using hand tools only, office and sale of auto accessories, on condition that the work shall be done in accordance with drawings filed with this application dated, Sep-

tember 14, 1959, 4 sheets; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 696-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage room and store with business sign, curb cut and show windows within 75 feet of a residence use district and parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—6313 to 6323 Fort Hamilton Parkway and 957 to 967 64th Street, northeast corner, Block 5736, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 26, 1960 after due notice by publication in the Bulletin; laid over to February 9, 1960 for inspection and decision; hearing closed; then laid over the March 1, 1960 for decision; applicant to file new drawings showing building in a different position on the lot and constructed of face brick, etc.; applicant amended his basis of appeal to sections 7a and 7A of the Zoning Resolution; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2943-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing office for existing Gas Station to—Gasoline Service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a lot located within a Business Use District is contrary to Art. II sect. 4(a) subsect. 29 and 46 of the Zoning Resolution.

2. Proposed business signs extending 4'-0" beyond the Bldg. line are contrary to Art. II sect. 4(a) subsect. 49 of the Zoning Resolution.

3. Proposed business signs and curb cut & the proposed show window within 75'-0" of a Residence use district is contrary to Art. II sect. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant has amended the basis of his application from Section 7c and 7A to Sections 7a and 7A of the Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting the application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and A, to permit in a business use district, the reconstruction of an existing gasoline service station, with conjunctive uses of lubritorium, minor auto repairs, car washing, storage



# MINUTES

room and store, with business sign, curb cut and show windows within 75 feet of a residence use district, and parking and storage of motor vehicles on the open area, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 29, 1959, one sheet and February 25, 1960, 4 sheets revised; that the pumps shall be located 15 feet back from the building line on Fort Hamilton Parkway; that the floodlights shall be so arranged so that the lights do not shine into the residential area; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 721-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7c, i and A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales and utility rooms with business signs, entrance and show window within 75 feet of a residence use district and the parking and storage of motor vehicles.

PREMISES AFFECTED—10-16 Patchen Avenue and 1094-1098 Lafayette Avenue, southwest corner, Block 1612, Lots 42 and 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; applicant changed basis of application to sections 7f, 7i and 7A; hearing closed.

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2506-59, reads:

"1. The proposed demolition, reconstruction, extension of plot and extension of use of an existing gasoline station, office, auto laundry, and greasing room to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a plot located within a Business Use district is contrary to Art. II sect. 4(a) subsect. 29 and 46 of the Zoning Resolution and contrary to Board of Standards and Appeals variance under Cal. #138-36-BZ.

2. Proposed business signs on post standards extending 4'-0" beyond the bldg. line are contrary to Art. II sect. 4(a) subsect. 49 of the Zoning Resolution.

3. Proposed business sign and entrances & curb cuts and the proposed show windows within 75'-0" of a Residence Use district is contrary to Art. II sect. 7-A of the Zoning Resolution."

and

WHEREAS, the applicant has amended the basis of his application from Sections 7c, i and A to Sections 7a, 7f, 7i and 7A of the Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting the application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 a, i and A for all of the property except Lot 42; that Lot 42 is granted in accordance with Section 7f for a period of twenty years *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 29, 1959, 1 sheet and November 23, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 734-59-BZ

APPLICANT—Abraham Grossman for Dominick Caridi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building, from storage and sale of lumber, to buying, storage and selling of junk, particularly metals and continue the use of the upper floor for manufacturing.

PREMISES AFFECTED—237 West 26th Street, north side, 288 feet 9 inches east of Eighth Avenue, Block 776, Lot 16, Borough of Manhattan.

### APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 acting on Alt. Applic. No. 1517-59, reads:

"4. Proposed junk shop in manufacturing district is contrary to Sec. 4F of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of twenty years, to permit in a manufacturing use district, the change of use of the first floor and cellar of an existing building, from storage and sale of lumber, to buying, storage and selling of junk, particularly metals, and continue the use of the upper floors for manufacturing, *on condition* that the work shall be done in accordance with drawings filed with this application dated, November 12, 1959, 6 sheets; that a new store front shall be installed; that the present sign on the front of the building shall be removed; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 760-59-BZ

APPLICANT—Charles M. Spindler for Panarama Realty Corporation, owner.



# MINUTES

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7e, and 7h of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—241-02 to 241-16 (241-02 official) Northern Boulevard, and 240-01 to 240-13 Alameda Avenue, southeast corner, Block 8178, Lot 1, Douglaston, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1959 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on N.B. Applic. No. 3821-59, reads:

"1. The proposed erection of a gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking of motor vehicles on a lot in a local retail district and extending into a residence district is contrary to Art. 2, Sec. 4-c and Sect. 3 of the Z.R.

2. The proposed ground sign on the local retail portion of the lot is contrary to Art. 2, Sec. 4-c of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3821-59, Objections Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 850-59-BZ

APPLICANT—Charles M. Spindler for Aujo Realty Corporation, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a motor vehicle repair shop.

PREMISES AFFECTED—6202-6212 Fort Hamilton Parkway and 942-952 62nd Street, southwest corner, Block 5729, Lot 24, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the

Bulletin; laid over to March 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1959 acting on N.B. Applic. No. 3427-59, reads:

"1. Proposed building and premises, in a Business Zone, to be used for brake testing & repairs, wheel alignment & minor repairs with hand tools and parking and storage of motor vehicles in open area, is contrary to Article II, PP. 4a, subsection 29 of the Zoning Resolution.

2. Proposed ground sign in a Business zone violates Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended the granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 i, to permit in a business use district, the erection of a motor vehicle repair shop, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 14, 1959, 2 sheets, January 14, 1960, 1 sheet and February 5, 1960, 2 sheets; that there shall be no welding or collision work done on the premises; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 1550-39-SM

APPLICANT—The U. S. Gypsum Company, owner.

## APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1550-39-SM—Amendment of resolution as to correcting previous approval and additional uses.

The U. S. Gypsum Company, by letter dated June 23, 1958, requested reopening of the resolution adopted under Calendar Number 1550-39-SM on April 2, 1940, and amended December 20, 1949 and corrected in Bulletin 5, Volume 35, amended September 22, 1953, October 5, 1954 and December 17, 1957 to correct this last approval and to approve additional uses. The resolution was reopened by vote of the Board, on September 17, 1958.

The resolution of December 17, 1957, through typographical error, approved the roof insulation as U. S. Gypsum Weatherwood Roof Insulation instead of U. S. Gypsum Roof Insulation, as requested by the applicant.



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The applicant requested approval of U. S. Gypsum Company 1/2-inch thick Superstrength Insulating Sheathing Board for use without let in corner braces for application to wood frame buildings by nail or staples and for direct application of shingles and siding to this high strength sheathing.

The applicant also requested approval of the use of U.S.G. Shingle Backer made of USG insulation board under shingles.

USE: The High Strength Sheathing is used as exterior sheathing on Class IV construction and as a nailing base for direct application of siding. The USG Shingle Backer is used under shingles to give shadow lines and extra insulation.

DESCRIPTION: the USG 1/2-inch thick Superstrength Insulating Sheathing Board is manufactured on the same machines and from the same materials as other wood fiber boards, previously approved under this resolution. However, it is compressed to a greater density and is impregnated throughout with asphalt. It is made in sizes 4 feet by 8 feet and 4 feet by 9 feet.

USG Shingle Backer is made of USG Insulation Board, previously approved, and is furnished in 4 foot lengths and in widths of 10 inches to 24 inches in tapered thicknesses.

INSPECTION AND TEST: The USG 1/2-inch thick Superstrength Insulating Sheathing was subjected to a racking test. The panels were tested in an unbraced position. The nailing of the sheathing to the studs was by means of 1 1/2-inch galvanized roofing nails space 3 inches on centers along all joints and the perimeters not less than 3/8-inch from board edge and 6 inches on centers along all intermediate framing (Note: to comply with arbitrary FHA requirements use 2-inch nails).

Nailing by staples was also tested with the same spacing, staples 1 1/2-inch minimum length shank, 7/16-inch minimum crown #16 gauge galvanized wire and crown parallel to the edge of the board.

The boards are applied vertically.

Both panels successfully met the requirements of 6,000 pounds thrust.

A test was also made of the holding power of the sheathing for .099 diameter aluminum wire ring nails 1 3/8 inches long for direct application of shingles and siding. Each nail averaged 45.3 pounds direct pull.

Copies of the racking tests, the nail withdrawal tests, the FHA approval, and the New York State Bureau of State Building Codes approval are in the file and part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted April 2, 1940 and amended at various times through December 17, 1957 under Calendar Number 1550-39-SM be amended to provide that USG Roof Insulation, previously approved, may be sold under the name of U. S. Gypsum Roof Insulation.

The Committee on Test further recommends that the resolution be further amended to permit the use in New York City of United States Gypsum Company 1/2-inch thick Superstrength Insulating Sheathing Board as an exterior fiber board sheathing on Class IV buildings and further that this material may be used without let in corner braces when applied, as tested and described above.

The Committee further recommends approval of this material for use as a direct nailing base for exterior siding material provided that aluminum wire nails made from .099 in diameter wire with 20 sharp double rings measuring 0.114 inches outside diameter having a smooth needle point about 7/8-inch long minimum are used. For asbestos shingles the nails shall be 1 3/8 inches long, except when a fiberboard shingle backer is used under the shingles the nails shall be 2 inches long; for wood shingles the nails shall be 2 inches long.

The Committee further recommends the approval of USG Shingle-Backer for use under side wall shingles all on condition that the requirements of the resolution adopted April 2, 1940 and as amended at various times through

December 17, 1957 under Calendar Number 1550-39-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.

GEORGE F. SKLENARIK,  
Asst. Engr.

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 619-48-SM

APPLICANT—The United States Gypsum Co., owner—change of ownership.

### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

619-48-SM—Amendment to resolution as to change of ownership.

The United States Gypsum Company requested by letter dated September 11, 1959 that the resolution adopted July 12, 1949 under Calendar Number 619-48-SM be amended as to change of ownership.

The United States Gypsum Company filed affidavits signed by an officer of the company, to the effect that they had purchased the American Rock Wool Corporation, which name would be liquidated.

The United States Gypsum Company requested that the approvals granted to the American Rock Wool Corporation under the above Calendar Number be transferred to the United States Gypsum Company. There will be no change in formulation. Further, that the previous approval given the American Rock Wool Corporation to sell to others and for these others to sell under their own trade name be continued; namely Homart, Wards, Barrett, Carey, Celotex, and others, now to be made by the United States Gypsum Company at the many plants formerly operated by the American Rock Wool Corporation; that the typographical error in previous approvals be corrected to approve fully enclosed batts and blankets, and semi-enclosed batts and blankets, and felted wool in thicknesses of 1/2-inch to 10 inches thickness, in widths of 10 inches to 48 inches and in lengths to 10 feet, as well as loose wool and nodulated wool.

The United States Gypsum Company also requests that the previous approval granted the American Rock Wool Corp. of mineral and/or glass wool fibers made into rigid boards, coated, saturated, or asphalt paper wrapped, for use as perimeter insulation, joint filler, or fire stopping be transferred to the United States Gypsum Company. Further, that the same Rock Wool Fibers, or glass wool fibers, as previously approved may be sold in assembled form under the names of: Thermafiber Industrial Felt; Industrial Felt "HA", Curtain Wall Insulation; Dry Loose Wool; Dry Granulated Wool; Packing Wool; Nodulated Wool; Industrial Loose Rolls; Industrial Batts, open face; Industrial Batts, enclosed; Industrial Batts, single foil; Industrial Batts, double foil; Industrial Batts, reverse flange, reverse vapor barrier batt. The trade name of all these products is "Thermafiber".

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 12, 1949 under Calendar Number 619-48-SM be amended as to change of ownership, that the United States Gypsum Company may



# MINUTES

assume the approvals previously granted to the American Rock Wool Corporation.

The Committee on Test further recommends that the United States Gypsum Company may sell to others and the others may sell under their own brand names as follows: Homart, Wards, Barrett, Carey, Celotex, and others, under this Calendar Number previously approved.

The Committee on Test also recommends that the previous approval be amended to include fully enclosed batts and blankets, semi-enclosed batts and blankets, and felted wool in thicknesses of 1/2-inch to 10 inches, in widths of 10 inches to 48 inches, and in lengths to 10 feet, as well as loose wool and nodulated wool. The Committee on Test also recommends that the previous approval of mineral and/or glass wool fibers made into rigid boards, coated, saturated or asphalt paper wrapped, for use as perimeter insulation, joint filler or fire stopping be transferred to the United States Gypsum Company; further that the same Rock Wool fibers or glass wool fibers as previously approved may be sold in assembled form under the name of: Thermafiber Industrial Felt; Industrial Felt "HA"; Curtain Wall Insulation; Dry Loose Wool; Dry Granulated Wool; Packing Wool; Nodulated Wool; Industrial Loose Rolls; Industrial Batts, open face; Industrial Batts, enclosed; Industrial Batts, single foil; Industrial Batts, double foil; Industrial Batts, reverse flange, reverse vapor barrier batt; providing all the conditions of the previous resolution under Calendar Number 619-48-SM, dated July 12, 1949, September 17, 1958 and June 2, 1959, be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 274-49-SM

APPLICANT—Guilbert Inc., owner—additional doors.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

274-49-SM—Amendment to resolution as to additional doors.

Guilbert Inc., Philadelphia, Pa., requested that the resolution adopted December 23, 1952 and amended July 21, 1959 under Calendar Number 274-49-SM be reopened and amended so as to include the bi-parting and swinging access door.

USE: Opening protective assembly in dumbwaiter shafts.

DESCRIPTION: The biparting and swing access doors were described in the resolution adopted July 21, 1959 under Calendar Number 274-49-SM. The swinging access and the bi-parting door were not rated as they were not insulated. The Underwriters' Laboratory issued an addendum under reference R3212 Vol. II, pages 1 and 2 with supplemental drawings 26A & 29 which are part of the record. This addendum rates the doors as 1 1/2 hour provided the doors are insulated with Kaylo in accordance with the drawings as noted.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted December 23, 1952 and amended July 21, 1959 under Calendar Number 274-49-SM be amended so as to include the bi-parting and swing access

door as a 1 1/2 hour opening protective assembly when constructed as herein described, on condition that the requirements of the resolution adopted December 23, 1952 and amended July 21, 1959 under Calendar Number 274-49-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.  
GEORGE F. SKLENARIK,  
Asst. Engr.  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 249-51-SA

APPLICANT—Utility Appliance Corp., owner—additional models.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
249-51-SA—Utility Appliance Corp., Los Angeles, California, requested by letter dated May 27, 1959 that the resolution adopted June 5, 1951 and amended Oct. 30, 1951 under Calendar Number 249-51-SA be amended to include their new models to be marketed under their tradename, Gaffers and Satler, Models 25UF, 50UF, 75UF, 100UF, 125UF, 150UF, and 225UF also to be marketed by Temco Inc., as Temco Models SU25, SU50, SU75, SU100, SU125, SU150 and SU225.

USE: Gas fired unit heaters.

DESCRIPTION: The new models are similar to the suspended type heaters previously approved under Calendar Number 249-51-SA except for different heat capacities and changes in cabinet styling. They are designed for flue connection. All new models have been tested and approved by the American Gas Association for natural, manufactured, mixed or propane gas.

RECOMMENDATION: The Committee recommends that the resolution adopted June 5, 1951 and amended October 30, 1951 under Calendar Number 249-51-SA be amended to include the new model heaters 25UF, 50UF, 75UF, 100UF, 125UF and 225UF, tradenamed Gaffers and Satler, also to be marketed by Temco Inc. as Temco, Models SU25, SU50, SU75, SU100, SU125, SU150 and SU225, on condition that the requirements of the resolution adopted June 5, 1951 and amended October 30, 1951 under Calendar Number 249-51-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 896-56-SM

APPLICANT—Dun-Rite Tank Corp., owner—storage of gasoline.

APPEARANCES—

For Applicant: Felix Carlson.



# MINUTES

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 896-56-SM—Dun-Rite Tank Corp., Ozone Park, N. Y., filed December 12, 1956 for approval of the Dun-Rite 550 gallon gasoline storage tank under the provisions of C19-59.0 Administrative Code.

USE: Storage of gasoline, 550 gallons.

DESCRIPTION: The shell is constructed of  $\frac{1}{4}$  inch steel and the heads are flanged and dished— $\frac{5}{16}$  inch thick. The tank is continuously lap-welded around the heads and is fitted with five weld neck fittings.

INSPECTION AND TEST: The tank was successfully hydrostatically tested by Ass't. Engr. J. A. Darts to 100 p.s.i.

RECOMMENDATION: The Committee on Test recommends the approval of the Dun-Rite 550 Gallon Gasoline Storage Tank for use in New York City under the provisions of C19-59.0 Administrative Building Code, on condition that each tank bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 896-56-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 108-57-SM

APPLICANT—The United States Gypsum Co., owner—change of ownership.

## APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 108-57-SM—Amendment to resolution as to change of ownership.

The United States Gypsum Company requested by letter dated August 14, 1959 and October 8, 1959 that the resolution adopted October 21, 1958 under Calendar Number 108-57-SM be reopened and amended as to change of ownership.

The United States Gypsum Company filed a notarized affidavit signed by an officer of the company to the effect that they had purchased the Perfect Seal Manufacturing Company, which name would be liquidated, further, that the Board approve the United States Gypsum Company selling the acoustical tile of Perfect Seal Manufacturing Company, previously approved under Calendar Number 108-57-SM, as manufactured by the United States Gypsum Company. There would be no change in the product.

The United States Gypsum Company also requested approval of their selling this previously approved tile to other

companies, and for these companies to sell it under their own brand names as follows:

Wood Conversion Company — "Lo Tone"  
Matico — "Matico"  
Elof Hanson — "Hansonite"

all as previously approved under Calendar Number 108-57-SM for Perfect Seal Manufacturing Company.

The United States Gypsum Company also requested approval to allow this material to be made in sizes 12 inch by 12 inch, 12 inch by 24 inch, 12 inch by 36 inch and 12 inch by 48 inch, and in other thicknesses from  $\frac{1}{2}$  inch min. to  $1\frac{1}{2}$  inch max., and in plain, textured, untextured finish, fissured, perforated, random perforated and slotted finish.

The United States Gypsum Company further requests approval for USG Acoustone Acoustical Tile and Motif Acoustone tile that was previously approved as a mineral incombustible acoustical tile under Calendar Number 1144-40-SM may be manufactured at the Walworth plant, and that the product made at the Gypsum, Ohio, Plant of United States Gypsum Company.

The United States Gypsum Company further states there will be no change in formulation and that all products will continue to comply with Federal Specification SS-A-118A for incombustible rating.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 21, 1958 under Calendar Number 108-57-SM be amended as to change of ownership, that the United States Gypsum Company may assume the approvals previously granted to the Perfect Seal Manufacturing Company. Further that the United States Gypsum Company may make the tile of the Perfect Seal Manufacturing Company at Gypsum, Ohio, as well as Walworth, Wisconsin, and in sizes 12 inch by 12 inch, 12 inch by 24 inch, 12 inch by 36 inch and 12 inch by 48 inch, and in thicknesses  $\frac{1}{2}$  inch min. to  $1\frac{1}{2}$  inch max., and in plain, untextured, textured, fissured, perforated, random perforated, or slotted finish.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 725-58-SM

APPLICANT—Econolite Corporation, owner, additional block and construction.

## APPEARANCES—

For Applicant: Daniel J. O'Connell.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Not Voting: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

725-58-SM—Amendment to resolution as to additional fire rating and form of construction.

Econolite Corporation requested that the resolution adopted September 22, 1959 and amended October 20, 1959 and December 22, 1959 be reopened and amended so as to include an additional size block and form of construction. The block is to be used in a four hour fire resistive non-load bearing partition and in panel, apron and spandrel walls as a back up not exposed to the elements.

INSPECTION AND TESTS: A non load bearing partition constructed of 3 inch thick 80% solid block with full dimensions of 3 inch by 12 inch by 24 inch, was tested in



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accordance with the requirements of C26-579.0 through C26-587.0 and C26-591.0 and C26-592.0 of the Administrative Building Code. The partition successfully met the requirements of both the fire and hose stream tests. The complete report is on file with and is part of the record.

A duplicate partition and a spandrel wall constructed of the same block were tested in accordance with C26-446.0. Both forms of construction successfully met the requirements of wind pressure and deflection. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted September 22, 1959 and amended October 20, 1959 and December 22, 1959 be re-opened and amended so as to include the additional size block in 3 inch thickness and 80% solid volume, on condition that the requirements of the resolution under Calendar Number 725-58-SM adopted September 22, 1959, October 20, 1959 and December 22, 1959 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 752-58-SA

**APPLICANT**—Stow Manufacturing Co., owner, G. H. Karlen, Agent.

### APPEARANCES—

For Applicant: Gerald H. Karlen.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
752-58-SA—Stow Manufacturing Co., Binghamton, N. Y., filed December 22, 1958 for approval of the Stow Portable Space Heater S100, S140, S210 and S300A for use in New York City under the provisions of the Rules of the Board for the Erection, Alteration, Repair of Buildings and the regulations of the Fire Commissioner.

**USE:** To supply temporary heat for construction work.

**DESCRIPTION:** The Stow Portable Space Heaters are made up of a high pressure burner designed for kerosene or No. 1 fuel oil which fires into a stainless steel combustion chamber. This is assembled within an outer steel jacket in which is also installed a propeller type fan and drive motor for fan and fuel pump. The motor operates on 115 V, 60 cycle current.

The fuel supply is in a tank located below the heater assembly and the entire unit is supported on two rubber tired wheels for portability.

Each model is to be equipped with the thermostat and flame failure safety control.

The numeral in the model designation indicates in thousands the maximum Btu output of the unit. Fuel tank capacities vary from 8½ gallons for the smallest unit to 32 gallons for the largest.

**INSPECTION AND TEST:** A sample unit was inspected during operation at 44-66 Vernon Boulevard, Queens, by Ass't. Engr. G. F. Sklenarik.

**RECOMMENDATION:** The Committee recommends the approval of the Stow Portable Space Heater, Models S100, S140, S210 and S300A for temporary use in supplying heat for construction work in accordance with the regulations of

the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank opening; that all electrical wiring and connections will be in accordance with the Electrical Code of the City of New York; that such heaters shall be spaced as to allow not over 50,000 Btu heat output per hour for each 1000 square feet of floor area and the space heater shall be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 752-58-SA".

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 62-59-SA

**APPLICANT**—Master Vibrator Company for Master Equipment, Division of Knipco, Incorporated, owner.

### APPEARANCES—

For Applicant: Denis B. Sullivan and R. J. Langford.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

62-59-SA—Master Vibrator Company, Dayton, Ohio, filed February 2, 1959 for approval of the Master Space Heaters, Models B-125, B-250 and B-400 for use in New York City under the provisions of the Rules of the Board for the Erection, Alteration, Repair of Buildings and the regulations of the Fire Commissioner.

**USE:** To supply temporary heat for construction work.

**DESCRIPTION:** The Master Space Heaters are portable heaters consisting of a high pressure burner designed for kerosene or No. 1 fuel oil which fires into a stainless steel combustion chamber, fitted with a cone shaped flame diverter. The combustion chamber is installed within an outer steel shell which also houses a propeller type fan and drive motor for fan and fuel pump. The motor requires a connection to 110-115 volt, 60 cycle, A-C current, 3 wire.

Air from the fan is blown around the other surface of the combustion chamber which, during operation, will attain a temperature of 1500-1800°F. and the air is thus heated to a temperature of 150°F. above ambient temperature and discharged with the combustion gases into the heated space.

The fuel supply is in a tank located below the heater assembly and the entire unit is supported on two rubber tired wheels.

The controls consist of a thermostat actuated by ambient temperature, solenoid fuel valve and flame sensing device to close the solenoid valve in case of flame failure.

The Model B-125 has a heat capacity of 125,000 Btu per hour, the Model B-250—250,000 Btu per hour and the Model B-400—400,000 Btu per hour. Fuel tank sizes are 13, 28 and 34.5 gallons respectively.

**INSPECTION AND TEST:** A typical heater was inspected at a construction site, 111 West 52nd Street, New York City by Comm. E. W. Kleinert and Ass't. Engr's J. A. Darts and G. F. Sklenarik and Lt. John Manfredi of the



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New York Fire Department. These heaters were tested for carbon monoxide and carbon dioxide emission at the Pittsburgh Testing Laboratories. A 100,000 Btu unit was tested in a 10,700 cubic foot room with satisfactory results.

**RECOMMENDATION:** The Committee recommends the approval of the Master Space Heaters, Models B-125, B-250 and B-400 for temporary use in supplying heat for construction work in accordance with the regulations of the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank openings; that all electrical wiring and connections will be in accordance with the Electrical Code of the City of New York; that such heaters shall be so spaced to allow not over 50,000 Btu heat output per hour for each 1000 square feet of floor area such area to be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 62-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 83-59-SA

**APPLICANT**—American Air Filter Company, Incorporated, owner.

### APPEARANCES—

For Applicant: James F. Fish.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test; this approval includes power burners and Models GT only.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 83-59-SA—American Air Filter Co., Inc., Louisville, Ky., filed February 13, 1959 for approval of their Herman Nelson Portable Air Heaters of various designs and known as the Thrifty, Economy and Deluxe Models under the provisions of the Erection, Demolition and Alteration Rules of the Board and the regulations of the Fire Commissioner.

**USE:** To supply temporary heat in building construction operations.

**DESCRIPTION:** The Herman Nelson Portable Air Heaters are of the indirect type and consist of burner, combustion chamber, heat exchanger, fan and motor, fuel tank and controls all assembled on a chassis supported on rubber tired wheels.

The Thrifty and Economy Models are manually ignited and use kerosene or No. 1 fuel oil in pot type vaporizing burners. The Deluxe Model employs a gun type burner with automatic controls and electric ignition. It also is designed to burn kerosene or No. 1 fuel oil.

The Thrifty Model has a 13 gallon fuel tank and a heat output of 100,000 - 165,000 Btu per hour.

The Economy Model has a fuel tank of 17 gallons capacity and a heat output up to 270,000 Btu per hour.

The Deluxe Model has a fuel tank of 16 gallons capacity and a heat output up to 450,000 Btu per hour.

**INSPECTION AND TEST:** A sample Economy Model

was inspected by Ass't. Engrs. J. A. Darts and G. F. Sklenarik.

**RECOMMENDATION:** The Committee does not recommend approval of the Model 3090D, 3091D, 3098A, 3101, 3102, HT 1001D and 1002D heaters which are manually controlled and employ vaporizing type burners in view of the past experience with heaters of this type used in other heating applications.

The Committee does recommend approval of the Model GT 3070 and 3071 Deluxe Herman Nelson Portable Air Heaters equipped with automatic controls and flame failure safeguard for temporary use in supplying heat for construction work in accordance with the regulations of the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair Excavation for and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank; that all electrical wiring and connections will be in accordance with the Electrical Code of the City of New York; that such heaters, when used, shall be spaced so as to allow not over 50,000 Btu per hour heat output for each 1000 sq. ft. of floor area and such area to be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 83-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 139-59-SA

**APPLICANT**—Mahoney-Clark, Incorporated for Scheu Products Company, owner.

### APPEARANCES—

For Applicant: Robert S. Salli.

**ACTION OF BOARD**—Appliance disapproved.

### THE VOTE TO APPROVE—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 139-59-SA—Mahoney-Clark Inc., for Scheu Products Co., Upland, California, filed March 10, 1959 for approval of the Standard Hy-Lo Salamander under the provisions of C19-151.1 Administrative Code. The application was examined by the engineers of the Board and were of the opinion that the application could not be granted under the provisions of C19-151.1 Administrative Code and C26-146.0 Administrative Building Code. The Board requested an opinion from the Corporation Counsel as to the engineers' interpretation and the Board was advised November 25, 1959 that Judge Strong of the Magistrates Court ruled that the use of this type of equipment was not within the scope of C19-151.1 as the use did not apply to buildings under construction but was intended to apply only to buildings which had been completed.

**USE:** Temporary heat on construction jobs and for use in plaster and concrete drying.

**DESCRIPTION:** The salamander may be described as the orange groove or smudge pot type of salamander and consists of a bowl for the fuel oil, cover for the bowl, down draft tube, return gas stack, stack cap, return pipe, flame diffuser, carrying handles, damper, elbow and regulator.

The principle of burning and operation is as follows:

Air entering through the opening in the regulator feeds



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and maintains a small generating fire on the surface of the oil. This generating fire gasifies the oil in the bowl and this gas rises into the stack where the main combustion takes place. Thus, there are two separate fires. The size of the generating fire determines the amount of gas that is generated. The size of the fire in the stack is therefore dependent upon the size of the generating fire which, in turn, is regulated by the amount of air allowed to enter through the regulator.

**INSPECTION AND TEST:** The salamander was inspected by Ass't. Engineer J. A. Darts and G. F. Sklenarik.

**RECOMMENDATION:** The Committee is of the opinion that the HY-LO heater is not acceptable for use as a salamander in construction work for the following reasons:

1. The heaters can be tipped over which would permit the oil fuel to escape from the open stack. An attempt has been made to provide greater stability by providing, as optional equipment, a steel wire stand in which to set the heater.

2. If water should accidentally enter the fuel tank and accumulate therein, it will tend to cause a boil over of the burning oil.

The Committee therefore recommends that the application be disapproved.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *disapprove* this appliance in accordance with the above report.

## 424-59-SA

**APPLICANT**—Champion Heater Company, owner.

**APPEARANCES**—

For Applicant: John F. Lonergan.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 424-59-SA—Champion Heater Company of St. Louis, Missouri, filed June 29, 1959 for approval of the Champ Heater, Models 120, 200 and 400 under the provisions of the Erection, Alteration and Demolition Rules of the Board and the regulations of the Fire Commissioner.

**USE:** To supply temporary heat during building construction.

**DESCRIPTION:** The Champ Heater consists of an assembly of a gun type oil burner firing into a steel combustion chamber provided with a steel flame stop at its open end, an electric fan to circulate air around the combustion chamber within a steel shell which, with the combustion gases, is then discharged into the heated area, a steel fuel tank to hold the kerosene or No. 1 fuel oil and a thermostat and safety controls. The entire unit is carried on rubber tired wheels.

The Models 120, 200 and 400 units have heat capacities of 120,000, 200,000 and 400,000 Btu per hour respectively.

**INSPECTION AND TEST:** A sample heater was inspected by Comm. Kleinert at 15 Mackay Place, Brooklyn, New York. The Model 120 and 200 heaters were tested and approved by Canadian Standards Laboratories when operated in accordance with the manufacturer's instructions.

**RECOMMENDATION:** The Committee recommends the approval of the Champ Heater, Models 120, 200 and 400

for temporary use in supplying heat for construction work in accordance with this report and the regulations of the Fire Commissioner and Rule 2.7 of the Board's Rules for the Erection, Alteration, Repair, Excavation for and Demolition of Buildings, provided that such heaters will be refueled only when not in operation and then only by means of approved safety cans equipped with a flexible spout that will fit into the fuel tank opening; that all electrical wiring and connections will be in accordance with the Electrical Code of the City of New York; that such heaters shall be so spaced as to allow not over 50,000 Btu heat output per hour for each 1000 square feet of floor area, such area to be adequately ventilated and further that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 424-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 745-59-SM

**APPLICANT**—Pneumercator Company Incorporated, owner.

**APPEARANCES**—

For Applicant: William H. Murphy.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 745-59-SM—Pneumercator Co., Inc., New York, N. Y., filed November 17, 1959 for approval of the Pneumercator Tank Gauge, Models BU, BU Special, KU, Fixed U. Adjustable U and LTI under the provisions of Section C19-59.m.5 Administrative Code and the Oil Burner Rules of the Board.

**USE:** For measuring liquid level in non-pressurized storage tanks.

**DESCRIPTION:** These gauges operate on the principle of obtaining a balance between the head of liquid in the storage tank and the head of liquid mercury in the gauge. Air is used to transmit the pressure from the tank to the gauge. In addition to the gauge, each installation requires a hand pump for air pressure, a balance chamber placed near the bottom of the storage tank and the necessary tubing for interconnection. A scale on the gauge indicates the depth of liquid in the tank.

The Model BU gauge is designed to measure contents of tanks up to 18 feet in depth. The gauge is equipped with a pivoted indicating column which move through a small arc. A pointer registers with a scale graduated in specific gravity or degrees A.P.I. and is set at the observed gravity of the tank contents. The gauge then indicates the amount of liquid in the tank at that gravity. The gauge scale is graduated in feet and inches of tank depth or in units of volume or both.

The Model BU Special is similar to the BU except that the air pump is mounted on the base of the gauge and is directly connected to it.

The Model KU is a gauge and pump combination designed to measure fuel oil and other petroleum products in storage tanks not exceeding 8 feet in depth. Provision is made to set the gauge for the specific gravity of the liquid in the



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tank. The scale may be graduated in feet and inches or gallons or both.

The Model Fixed U is made in sizes to measure up to a total head of 60 feet of water or its equivalent. It is recommended for measuring liquids of constant specific gravity. The gauge is equipped with a scale graduated in feet and inches or in units of weight or volume or with any two of such scales.

The Model Adjustable U is used for measurement of liquids of varying specific gravity. It is fitted with a movable indicating column and a pointer which registers on a scale graduated in specific gravity or degrees Baume or A.P.I. The gauge is furnished with a scale graduated in units of depth or volume or may be fitted with both.

The Model LTI gauge is made in various sizes and is a vertical type gauge best suited for measurement of liquids of constant specific gravity where the maximum head does not exceed the equivalent 53 feet of water. It is furnished with a scale graduated in units of depth, weight or volume or with any two of such scales.

**INSPECTION AND TEST:** All details were examined by Ass't. Engineer G. F. Sklenarik. These gauges were tested and approved by Underwriters' Laboratories under file MH 877.

**RECOMMENDATION:** The Committee recommends the approval of the Pneumercator Tank Gauge, Models BU, BU Special, KU, Fixed U, Adjustable U and LTI for use in New York City in accordance with this report and the provisions of section C19-59.m.5 Administrative Code, and the Oil Burner Rules of the Board, provided that each gauge shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 745-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 795-59-SM

**APPLICANT**—Metal and Thermit Corporation, owner.  
**APPEARANCES**—

For Applicant: C. M. Dick and R. T. Brown.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 795-59-SM—Metal and Thermit Corp., New York, N. Y., filed December 2, 1959 for approval of their Murex Electrodes, Type R, Speedex R, Type A, Type 611B, Genex M, Type U, Speedex U, Type U-13, Type HTS, Type FHP, Type D, Fillex, Speedex, Speedex HTS, Speedex LH and Triplex, under the provisions of the Welding Rules of the Board.

**USE:** Electrodes for welding structural members.

**DESCRIPTION:** The Murex brand electrodes are mild steel electrodes which conform to the requirements of the ASTM A233-48T and AWS A5.1-48T specification and subsequent revisions of 1955 and 1958.

The Type R is classified as an E-6010 electrode, has a tensile strength as welded of 63,000, 70,000 psi, yield point 53,000-60,000 psi and elongation of 25-28%. It is an all position, DC current, reverse polarity electrode made with a

heavy cellulose coating. Available sizes are  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$  and  $\frac{1}{4}$  inch.

The Speedex R is classified as an E-6010 electrode, has a tensile strength as welded of 62,000-69,000 psi, yield point of 50,000-57,000 psi and elongation of 22-30%. It is an all position, iron powder coated, DC reverse polarity electrode. Available sizes are  $\frac{1}{8}$ ,  $\frac{5}{32}$ , and  $\frac{3}{16}$  inch.

The Type A is classified as an E-6011 electrode, has a tensile strength as welded of 65,000-75,000 psi, yield point of 55,000-65,000 psi and elongation of 24-30%. It is an all position electrode designed for AC current or DC with reversed polarity and has a cellulose coating. Available sizes are  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$ ,  $\frac{1}{4}$  and  $\frac{5}{16}$  inch.

The Type 611B is the same class of electrode as the Type A.

The Genex M is classified as an E-6012 electrode has a tensile strength as welded of 70,000-75,000 psi, yield point of 60,000-65,000 psi and elongation of 18-25%. It is an all position general purpose electrode for use with AC or DC current, straight polarity. Available sizes are  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$ ,  $\frac{1}{4}$  and  $\frac{5}{16}$  inch.

The Type U is classified as an E-6013 electrode, has a tensile strength as welded of 70,000-80,000 psi, yield point of 60,000-68,000 psi and elongation of 17-26%. It is an all position general purpose electrode for use with AC or DC current, either polarity. Available sizes are  $\frac{1}{16}$ ,  $\frac{5}{64}$ ,  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$ ,  $\frac{1}{4}$  and  $\frac{5}{16}$  inch.

The Type U13 is classified as an E-6013 electrode, has a tensile strength as welded of 70,000-76,000 psi, yield strength of 62,000-68,000 psi, and elongation of 27-28.5%. It is an all position, general purpose high production electrode for use with AC or DC current, either polarity.

The Speedex U is classified as an E-6014 electrode, has a tensile strength as welded of 68,000-73,000 psi, yield point of 58,000-64,000 psi and elongation of 26-33%. It is an all position general purpose electrode for AC or DC operation and has an iron powder coating. Available sizes are  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$  and  $\frac{1}{4}$  inch.

The Type HTS is classified as an E-6016 or E-7016 electrode, has a tensile strength as welded of 76,000-81,000 psi, yield strength of 65,000-70,000 psi and elongation of 25-30%. It is an all position, low hydrogen electrode for AC current or DC reverse polarity.

The Type FHP is classified as an E-6020 electrode, has a tensile strength as welded of 63,000-70,000 psi, yield point of 53,000-58,000 psi and elongation of 25-31%. It has a heavy all-mineral coating for use with high current either AC or DC straight or reverse polarity. It is best suited for downhand welding and horizontal fillets. Available sizes are  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$ ,  $\frac{1}{4}$ ,  $\frac{5}{16}$  and  $\frac{3}{8}$  inch.

The Type D is classified as an E-6020 electrode, has a tensile strength as welded of 67,000-71,000 psi, yield point of 53,000-59,000 psi, and elongation of 28-32%. It is best suited for high speed downhand welding and for horizontal fillets with AC current or DC with straight or reverse polarity. Available sizes are  $\frac{3}{16}$ ,  $\frac{7}{32}$ ,  $\frac{1}{4}$  and  $\frac{5}{16}$  inch.

The Fillex is classified as an E-6020 electrodes, has a tensile strength as welded of 64,000-69,000 psi, yield point of 52,000-55,000 psi and elongation of 25-31%. It is for use with AC or DC and is designed to produce larger sized horizontal fillet welds. Available sizes are  $\frac{1}{4}$  and  $\frac{5}{16}$  inch.

The Speedex is classified as an E-6024 or E-7024 electrode, has a tensile strength as welded of 75,000-81,000 psi, yield point of 68,000-73,000 psi and elongation of 18-24%. It is an iron powder electrode for AC or DC current, either polarity and is best suited for downhand and horizontal welding. Available sizes are  $\frac{3}{32}$ ,  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$  and  $\frac{1}{4}$  inch.

The Speedex HTS is classified as an E-6018 or E-7018 electrode, has a tensile strength as welded of 80,000-86,000 psi, a yield point of 69,000-73,000 psi and an elongation of 30-34%. It is a low hydrogen, iron powder electrode for all positions with either AC or DC current, reverse polarity. Available sizes are  $\frac{1}{8}$ ,  $\frac{5}{32}$ ,  $\frac{3}{16}$ ,  $\frac{7}{32}$  or  $\frac{1}{4}$  inch.

The Speedex LH is classified as an E-6028 or E-7028 electrode, has a tensile strength as welded of 84,000-86,000 psi, a yield point of 71,000-73,000 psi and an elongation of



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25-30%. It is a low hydrogen iron powder electrode for flat or horizontal fillet welding with AC or DC current, reverse polarity. Available sizes are  $\frac{5}{32}$ , or  $\frac{3}{16}$  inch.

The Triplex is classified as an E-6027 electrode, has a tensile strength as welded of 62,000-67,000 psi, yield point of 52,000-57,000 psi and an elongation of 30-35%. It is an iron powder heavy coated electrode and deposits an almost equal quantity of weld metal from the coating as from the core wire. It is best suited for heavy sectioned weldments on  $\frac{3}{8}$  inch thick plate or heavier and is used with either a drag or open arc, AC or DC current, either polarity. Available sizes are  $\frac{3}{16}$ ,  $\frac{7}{32}$  and  $\frac{1}{4}$  inch.

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik.

These welding rods were tested and approved by the American Bureau of Shipping.

**RECOMMENDATION:** The Committee recommends the approval of the material known as Murex Electrodes, Type R, Speedex R, Type A, Type 611B, Genex M, Type U, Speedex U, Type U-13, Type HTS, Type FHP, Type D, Fillex, Speedex, Speedex HTS, Speedex LH and Triplex, for use in New York City under the Welding Rules of the Board, on condition that each container in which the material is marketed, shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 795-59-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 566-48-A—Vol. II

**APPLICANT**—Hurley and Hughes for New York College of Music, owner.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—appeal from a decision of the Borough Superintendent, re—egress and construction.

**PREMISES AFFECTED**—114-115 East 85th Street, south side, 180 feet 8 inches east of Park Avenue, Block 1513, Lot 64, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Frank Farinella.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated June 2, 1959 on Alt. Applic. 1621/58, reads:

"1. Proposal to increase the occupancy of subject 3 story and basement (4 story) public bldg. & residence—bldg. must be referred back to the Bd. of Stds. & Appeals under Resol. 566-48-A."

and

WHEREAS, the applicant states that the building is 36 feet 2 inches by 77 feet 8 inches in area, 3 stories and basement, 40 feet high, of class 3 construction, located in residence use, B area, class  $1\frac{1}{2}$  height district, built in 1896, now used and occupied: cellar—storeroom, boiler room, toilet and rest room, 6 persons; basement—offices, studios and waiting room, 5 persons; 1st floor—studio, ladies room, class room and auditorium, 170 persons; 2nd floor—studio and practice rooms, 5 persons; 3rd floor—studio, practice room, store room and janitor's apartment, 8 persons; and

WHEREAS, the applicant further states that this appeal is filed only to increase the number of persons in the building; that the existing Certificate of Occupancy #35903

issued July 18, 1949 permits as follows: Cellar—storeroom, boiler room, toilet and rest room, 6 persons; basement—office, studios, and waiting rooms, 5 persons; 1st floor—classroom, studio, ladies room and large studio, 120 persons; 2nd floor—studio, practice rooms, 5 persons; 3rd floor—studio, practice room, store room and janitor's apartment, 8 persons; that it is proposed to increase the occupancy to: Cellar—3 persons; basement—30 persons; 1st floor—175 persons; 2nd floor—40 persons; 3rd floor—30 persons; and

WHEREAS, the records indicate that the primary egress is a 3 foot steel stair; that public halls are not fire retarded; that under Volume I this enclosure was accepted with wood non-self-closing doors and a one-source sprinkler system in the public halls; and

WHEREAS, the building is equipped with a rear fire escape from 3rd floor to a fireproof 1st floor roof; that two 3 foot wide steel stairs from 2nd floor to rear yard provide egress for 2nd and 1st floors; that the termination of the rear fire escape and two steel stairs is through a cellar passageway to street; and

WHEREAS, the applicant proposes to provide a one-source sprinkler system throughout the entire building; to enclose the two cellar stairs; to provide a termination to the street from the interior stairs at the basement and access to rear fire escape through a studio room on the 3rd floor; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated June 2, 1959, acting on Alt. Applic. 1621/58, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform with drawings filed with this appeal dated, February 9, 1960, 5 sheets revised; that the building shall be sprinklered throughout; that the main stair shall be enclosed to the street in a fireproof partition; that the main stair to the cellar shall be enclosed in a fireproof partition; that the door to the third floor from the hall to the studio shall be marked "exit" and shall have non-locking hardware; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 559-52-A—Vol. II

**APPLICANT**—Ross and Atkin for George Rogoff, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—Appeal from a decision of the Borough Superintendent, re Frame structure, business use.

**PREMISES AFFECTED**—4151 Boston Road, north side, 424.79 feet east of Provost Avenue, Block 4953, Lot 114, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Harry Atkin.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 on Alt. Applic. 826/59, reads: \*

"1. The proposed occupancy for "Kennels" in the basement of the wood frame bldg. consisting of basement, 2 stories and attic and occupied for the living quarters of the owner and for his business on part of the 1st floor, is contrary to Sec. 4.2.1 B.C. and to the B.S.A. Cal. #559-52-A."

and

WHEREAS, the applicant states that the building is 52.7 feet by 30.2 feet irregular in area, 2 stories and basement, 32 feet high, of class 4 construction, located in unrestricted use, A area, class  $1\frac{1}{2}$  height district, prior to 1904, now used and occupied, basement—boiler and storage; 1st floor—Veterinarian Clinic and dwelling, 4 persons; 2nd floor—dwelling, 3 persons; attic—household storage; and

WHEREAS, the applicant states that it is proposed to con-



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vert the basement of this building, an area approximately 22 feet by 28 feet from its present use of boiler room and storage to veterinarian clinic and boiler room, in conjunction with the clinic on the 1st floor; that the cellar and 1st floor ceilings are of one hour construction; that the existing stair to 2nd floor will be removed; that a new exterior stair will be built to separate dwelling entrance from business portion of the building; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting the appeal under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 2, 1959, acting on Alt. Applic. 826/59, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed herewith dated November 12, 1959, 6 sheets and January 6, 1960, 6 sheets; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 974-57-A

APPLICANT—Simeon Heller and George J. Meltzer, for 172nd Street Realty Corp. owner; Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application November 29, 1957—Appeal from a decision of the Borough Superintendent, re Class 3 construction, increase in area of building.

PREMISES AFFECTED—40-40 172nd Street and 171-20 Station Road, block bounded by 172nd Street, Station Road, Auburndale Lane and 42nd Avenue, Block 5351, Lot 1, Auburndale, Borough of Queens.

## APPEARANCES—

For Applicant: George J. Meltzer.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 1, 1960 on Alt. Applic. 2767-56, reads:

"1. The proposed increase in area of this building is contrary to the resolution of the Board under Cal. No. 938-54-A."

and

WHEREAS, the applicant states that the premises consist of the entire Block 5351, Lot 1 bounded by the west side of 172nd Street, south side of Station Road, east side of Auburndale Lane and the north side of 42nd Avenue (mapped); that rectangular in shape with frontages of 535 feet (529.33 mapped) on 172nd Street, 200.01 feet (190.01 feet mapped) on Station Road, 535 feet (529.33 mapped) on Auburndale Lane and 200.01 feet (190.01 feet mapped) on 42nd Avenue, Flushing, Borough of Queens, that the business and unrestricted portions of the site are improved with two separate buildings, of class 3 construction, and occupied for factory, offices, storage, loading and distribution station, welding demonstration and instruction, boiler room, toilet and locker rooms, and parking for more than 5 motor vehicles; and

WHEREAS, the applicant contends that Amendment to Alt. Applic. 2767-56 was filed on December 29, 1959 with the Department of Buildings for a proposed basement and one story structure of Class 1 fireproof construction to be located between Building No. 1 and Building No. 2 thereby connecting the two structures and creating one building; that this new structure will be completely separated from the existing structures by fire walls with fire protected closures for all openings; that this proposed new addition will also be equipped with a sprinkler system so that the entire premises, including the existing buildings, will be sprinklered; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 1, 1960, acting on Alt. Applic. 2767/56, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated January 26, 1960, 9 sheets; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 529-58-A

APPLICANT—Leonard F. Rothkrug, for Janson Properties, Inc., owner; Plywood Finishing Corp., lessee.

SUBJECT—Application September 9, 1958—Appeal from a decision of the Fire Commissioner—re use of an approved oven for combustible material.

PREMISES AFFECTED—121-133 Sutton Street, west side, 92 feet south of Norman Avenue, Block 2658, part of Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated September 4, 1958 on Account No. G-559213, reads:

"In reference to your letter of July 28, 1958, concerning the use of a Fostoria Oven approved Order B.S.A. Calendar 331-45-SA, for the drying of varnished plywood, please be advised that such use would be contrary to the conditions set forth by the Board of Standards and Appeals in its resolution, in which it states that the oven is to be used only for drying combustible materials."

and

WHEREAS, the applicant states that the building is 167 feet by 100 feet irregular in area, 1 story, 15 feet high, of class 3 construction, located in unrestricted use, A area, class 1 height district, built in 1918, now used and occupied: 1st floor—factory for varnish coating of wood panels, 32 persons; and

WHEREAS, the applicant states that it is proposed to install a Fostoria Oven subject to the conditions and in accordance with the resolution of the Board under Calendar Number 331-45-SA to be used for the drying of wood panels after varnishing; that the building is large in area, approximately 16,700 square feet; that there is a slat-type conveyor running north to south along the west wall of the building; that the varnishing equipment is located at the northwest corner and the oven is 36 feet away; that the electrical equipment shall be of the approved type and installed in accordance with the National Electrical Code and the requirements of the Electrical Code of the City of New York; that the building is furnished with an approved sprinkler system; that the operation of the conveyor will be by trained supervisory personnel; that fire-fighting equipment shall be maintained on the premises and the supervisors will be trained in their manner of use; that the oven will be 36 feet distant from the varnishing unit—more than twice the distance recommended by the Board; that ventilation shall be in accordance with the conditions of Calendar Number 331-45-SA; that the panels will be rigidly supported on the conveyor so as not to be liable to displacement and cause lamp breakage and short circuit; and

WHEREAS, the premises was inspected by a committee of the Board which recommended the appeal be granted under certain conditions.

*Resolved*, that the decision of the Fire Commissioner, dated September 9, 1958, re use of an approved oven for combustible materials be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed herewith dated September 9, 1958, 2 sheets; that mechanical ventilation shall be in-



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stalled sufficient to produce eight changes of air per hour; that working drawings showing the required ventilation shall be filed with the Board; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 522-59-A

APPLICANT—Lama, Proskauer and Prober, for Fifth Avenue Jewelers Exchange Incorporated, owners.

SUBJECT—Application August 5, 1959—re egress.

PREMISES AFFECTED—30-34 West 47th Street, south side, 390 feet west of Fifth Avenue, Block 1262, Lot 54, Borough of Manhattan.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent dated July 29th, 1959 and superseded by Objection dated December 18, 1959 on Alt. Applic. 1742/57, reads:

"1. Since the building is to be changed to factory occupancy it should comply with the following:—

a. Vertical opening from cellar to first floor should be enclosed. Sec. 264 # 4

b. All windows should be fire windows. Sec. 264 # 6

c. Treads in stairs should be 10 inches wide. Sec. 270 # 4

d. A fire alarm system should be installed. Sec. 279."

and

WHEREAS, the applicant states that the building is 60 feet by 100 feet in area, 10 stories, 165 feet 8 inches high, of class 1 construction, located in retail use, B area, class 1½ height district, built in 1954; now used and occupied: sub-cellar—meter room and air conditioning compressor; 2 persons; cellar—vault, locker room, sales and lounge, 120 persons; 1st floor—sales, lobby and luncheonette, 150 persons; mezzanine—incidental manufacturing, sales office and air conditioning equipment, 40 persons; 2nd and 3rd floors—offices, 100 persons each floor; 4th and 5th floors—offices and incidental manufacturing, 100 persons each floor; 6th to 8th floors—offices, 100 persons each floor; 9th floor—offices, 120 persons; 10th floor—offices, 100 persons; that it is proposed under this application to change the building to a factory occupancy by adding "manufacturing" on the mezzanine and the 2nd to 10th floors inclusive; that no more than 25% of the total floor space of the building to be devoted to manufacturing incidental to the conduct of a retail business on the premises, not more than 5 persons per floor will be employed at manufacturing, not more than 5% of the total floor space of the building will be used for manufacturing not incidental to a retail business on the premises; that the factory use will be limited to a type permitted by zoning in a retail use district; that the total factory use shall not exceed 25% of the floor area of the building; that the open stair which leads from the 1st floor to the cellar is 5 feet wide of fireproof construction and is only used as a convenience stair leading from one sales area to another; that the building is fireproof construction; that the present windows are of aluminum and do not comply with Section 264 #6 of the Labor Law; that the building when erected was proposed for office use only; that the inclusion of manufacturing as proposed with only 5 men to be engaged at manufacturing on each floor will not for all intent and purpose alter the classification of this building; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated July 29, 1959 and, superseded by Objection dated, December 18, 1959, acting on Alt. Applic. 1742/57 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the vertical opening from the cellar to the first floor shall be enclosed at cellar level only; that a fire alarm system shall be installed; that the work shall be done in accordance with drawings filed with this appeal dated, January 6, 1960, 15 sheets; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 598-59-A

APPLICANT—S. Walter Katz for, Rayaldo Realty Corporation, owner.

SUBJECT—Application September 21, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 construction, height excessive.

PREMISES AFFECTED—1134 First Avenue, east side, 50 feet 5 inches north of East 62nd Street, Block 1457, Lot 3, Borough of Manhattan.

### APPEARANCES—

For Applicant: Peter S. Gluck.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 14, 1959 on Alt. Applic. 1290/53, reads:

"2—Commercial bldg. may not exceed 4 stories or 50 feet in height. Section C26-254.0 A.C."

and

WHEREAS, the applicant states that the building is 25 feet by 81 feet in area, 5 stories, 53 feet high, of non-fireproof construction, located in business use, A area, class 2 height district, built in 1887, now used and occupied: Cellar—storage; 1st floor—retail store, (furniture upholster), 7 persons; 2nd floor—office, showroom and storage (furniture), 4 persons; 3rd floor—office, showroom and storage (Furniture), 6 persons; 4th and 5th floors—to remain vacant; and

WHEREAS, the applicant states that the proposed use and occupancy is: cellar—storage; 1st floor—retail store, (furniture upholster), 7 persons; 2nd floor—office, showroom and storage (furniture), 4 persons; 3rd floor—office, showroom, and storage (furniture), 6 persons; 4th and 5th floors—furniture showroom, 1 person each floor; that it is proposed to install an elevator, also to install new steel stairs, 3 feet in width extending from street to roof, enclosed with fire retarded partitions and ceilings of one hour test materials, and fireproof doors to stair hall from each floor; that a sprinkler system in the entire building will be provided; that only 1 person would be regularly employed on the 5th floor; and

WHEREAS, the premises were inspected by a committee of the Board which recommended the granting under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated September 14, 1959, acting on Alt. Applic. 1290/53, Objection 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed herewith dated September 21, 1959, one sheet and January 8, 1960, 5 sheets; that there shall be a one-source sprinkler system throughout the building; that there shall be no factory use above the first floor level; and that all laws, rules and regulations shall be complied with and a certificate of occupancy obtained.

## 614-59-A

APPLICANT—De Rose and Cavalieri, for Barson Associates, Incorporated, owner; Julie Research Laboratories Incorporated, lessee.

SUBJECT—Application September 28, 1959—Appeal from



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a decision of the Borough Superintendent,—re fire alarm system, and egress.

PREMISES AFFECTED—554 West 168th Street, south side, 103 feet, 6 $\frac{3}{8}$  inches east of St. Nicholas Avenue, Block 2124, Lot 33, Borough of Manhattan.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 3, 1959 on Alt. Applic. 134/59, reads:

"6. Proposal to change the use of the 2nd floor to factory 50 persons—bldg. to comply with Sect. 270 L.L.—provide fire alarm system, 10" treads, 2nd means of egress."

and

WHEREAS, the applicant states that the building is 50 feet by 100 feet irregular in area, 2 stories, 30 feet high, of class 3 construction, located in business use, B area, class 1 $\frac{1}{2}$  height district, built in 1910, now used and occupied: cellar—storage; 1st floor—sales office and 1 car garage, 25 persons; 2nd floor—sales space and office, 25 persons, in accordance with present certificate of occupancy; that the proposed use and occupancy of the 2nd floor is factory, for the manufacture of electronic equipment, 50 persons; and

WHEREAS, the applicant states that the 2nd story has an iron stair 3 feet 8 inches wide, with 7 $\frac{3}{4}$  inch risers and treads (including nosing), leading to street, and enclosed in 4 inch cinder block partitions; that it is proposed to erect a fire escape with 45 degree counterbalance stair at front wall of building, to serve as secondary means of egress; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated September 3, 1959, acting on Alt. Applic. 134/59, Objection No. 6, and that the appeal be and it hereby is *granted on condition* that the work shall conform to drawings filed herewith dated September 28, 1959, 2 sheets; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 623-59-A

APPLICANT—Sidney H. Kitzler for George Credidio, owner.

SUBJECT—Application September 29, 1959—Appeal from a decision of the Borough Superintendent—frame construction—fire limits.

PREMISES AFFECTED—1119 Pierce Avenue, northwest corner of Tomlinson Avenue, Block 4106, Lot 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1959 on Alt. Applic. 574/59, reads:

"1. Extension of frame construction inside the fire limits is contrary to Sect. 4.1.2."

and

WHEREAS, the applicant states that the building is 22 feet 8 inches by 46 feet in area, 2 stories and attic, 29 feet high,

of class 3 and 4 construction, located in residence use, C area, class 1 $\frac{1}{2}$  height district, built in 1950, now used and occupied; 1st floor—1 family dwelling, boiler room and garage; 2nd floor—1 family dwelling; attic—store room; and

WHEREAS, the applicant states that application was filed to seek approval of the Board for the illegal erection of a frame structure on the roof; that the attic space is used solely for the storage of household articles; that there is no fixed stair, leading thereto; that the stair used is a collapsible unit which disappears into the 2nd floor ceiling when not in use; that the west wall of the structure shall be filled with rockwool batts between the studs and the outside surface of the wall shall be covered with asbestos shingles in order to make said wall less conducive to support of fire; and

WHEREAS, the applicant proposes to alter the class 4 roof structure to improve its fire resistive rating by: covering all outside walls with asbestos shingles, fill all spaces between exterior wood studs and between roof joists with Rockwool batts; and that all inside wall and ceilings will be covered with  $\frac{3}{8}$  inch sheetrock; and

WHEREAS, the premises was inspected by a committee of the Board; and

*Resolved*, that the decision of the Borough Superintendent, dated September 16, 1959, acting on Alt. Applic. 574/59, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform with drawings filed with this appeal dated, January 12, 1960, 2 sheets and February 18, 1960, 2 sheets revised; that the addition at the top of the building, the roof structure, shall not be used for human occupancy and shall be limited to accessory storage for the dwelling; and that all laws, rules and regulations applicable shall be complied with except as modified in this resolution, and a Certificate of occupancy shall be obtained.

## 636-59-A

APPLICANT—De Rose and Cavalieri for John Laga and Lillian Laga, owners.

SUBJECT—Application October 5, 1959—filed pursuant to section 310 of the Multiple dwelling Law for variation of section 172 of the Multiple dwelling Law re—conversion of existing garage into an apartment.

PREMISES AFFECTED—548 East 191st Street, south side, 150 feet east of Bathgate Avenue, Block 3273, Lot 318, Borough of The Bronx.

APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 28, 1959 on Alt. Applic. 672/59, reads:

"A-7 Conversion of the existing garage into an apartment in the 1st story of the 2 story and cellar existing, brick 3 family heretofore converted dwelling is contrary to Sec. 172 of the Multiple Dwelling Law in that the yard is inadequate in depth and extent."

and

WHEREAS, the applicant states that the building is 50 feet by 32 feet 11 inches irregular in area, 2 stories, 25 feet high, of class 3 construction, located in residence use, B area, class 1 $\frac{1}{2}$  height district, built in 1920, now used and occupied: cellar—storage and boiler; 1st floor dwelling and garage, 1 apartment; 2nd floor—dwelling, 2 apartments; and

WHEREAS, the applicant states that it is proposed to convert the garage at 1st story into a 2 room apartment; and

WHEREAS, the premises were inspected by a committee of the Board which recommended that the appeal be granted under certain conditions.



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*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 672/59, Objection No. A-7, dated September 28, 1959 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed herewith dated October 5, 1959, 2 sheets and December 8, 1959, 1 sheet; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 663-59-A

APPLICANT—Frank Randazzo for Fred N. Knaup, owner.  
SUBJECT—Appeal filed October 14, 1959 from a decision of the Borough Superintendent, relating to frame structure for business use.

PREMISES AFFECTED—483 Driggs Avenue, east side, 25 feet south of North 10th Street, Block 2306, Lot 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Frank Randazzo.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 15, 1959 on Alt. Applic. 3179/59, reads:

"1.—Changing—residence to business use of 2nd floor in a frame structure is contrary to Sect. 2.1.3.5 and 4.2.1. of Bldg. Code."

and

WHEREAS, the applicant states that the building is 25 feet by 50 feet in area, 2 stories, 26 feet high of class 4 construction, located in unrestricted use, B area, class 1½ height district, built prior to 1901, now used and occupied: cellar—ordinary storage; 1st floor—store, 4 persons; 2nd floor—storage; and

WHEREAS, the applicant states that the exits consist of an interior 3 foot 8 inch wide wood stair enclosed in 1 hour partitions with fireproof self-closing doors; that the roof termination is through a vertical ladder and scuttle; that there is also a front fire escape; that the cellar walls are of masonry; that front and rear walls are brick; that the party wall is of wood construction, brick filled; that both the cellar and 1st floor ceilings are covered with sheetrock and 26 gauge metal; that it is proposed to change the use of the second floor to an office; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting the appeal under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated September 15, 1959 acting on Alt. Applic. 3179/59, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the carrying capacity of the second floor shall be established at not less than 50 pounds per square foot to the satisfaction of the Borough Superintendent; that all work shall conform with drawings filed herewith dated January 6, 1960, 2 sheets; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 671-59-A

APPLICANT—Leonard F. Rothkrug for John Braglia, owner.

SUBJECT—Application October 21, 1959—Appeal from a decision of the Borough Superintendent, re—basement living quarters.

PREMISES AFFECTED—65 Bay 31st Street, east side, 140 feet north of Benson Avenue, Block 6382, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1959 on Alt. Applic. 2808/59, reads:

"1. The minimum height of basement for living quarters is to be 8 feet as per Sec. 5.1.4.2b of the Adm. Code."

and

WHEREAS, the applicant states that the premises consist of a plot 40 feet frontage by 96.8 feet in depth, located in a residence use, C area, class 1 height district, on which is located a basement and one-story dwelling, erected of class 3, non-fireproof construction in 1951, 35 feet by 39 feet, irregular in area, occupied after completion of work under N.B. Applic. 1394-50 in accordance with Certificate of Occupancy 130915 issued November 14, 1951 as one family dwelling with an accessory one-car garage; that it is proposed to change the occupancy to a two-family dwelling by a rearrangement of partitions in the basement and removal of the garage overhead door; that off-street parking required by the Zoning Resolution is to be provided in the open area at the front of the building; that it is proposed to maintain an existing ceiling height of 7 feet 5 inches; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting the appeal under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 2, 1959, acting on Alt. Applic. 2808/59, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed therewith dated October 21, 1959, 2 sheets; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 675-59-A

APPLICANT—Seymour A. Mitteldorf for Kaylou Realty Corporation, Incorporated, owner.

SUBJECT—Application October 20, 1959. Appeal from a decision of the Borough Superintendent—re Egress.

PREMISES AFFECTED—58 East 11th Street, south side, 230.10 feet east of University Place, Block 562, Lot 13, Borough of Manhattan.

### APPEARANCES—

For Applicant: Seymour A. Mitteldorf.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1959 on Alt. Applic. 986/59, reads:

"1. Fire escape as second means of egress from 8 story factory is not acceptable."

and

WHEREAS, the applicant states that the building is 21.2 feet by 94.75 feet in area, 8 stories, 103 feet high, of fireproof construction, located in residence use, C area, class 1¼ height district, built in 1897, now used and occupied: Cellar—boiler room and storage; 1st floor—store and repair shop (machinery service), 7 persons; 2nd floor—factory (bookbinding), 6 persons; 3rd floor—factory (leather products), 6 persons; 4th floor—factory (printing), 7 persons; 5th floor—factory (glove manufacturing), 18 persons; 6th floor—factory (plastic assembly), 6 persons; 7th floor—factory (mattress covers), 7 persons; 8th floor—factory (display manufacturing), 6 persons; and

WHEREAS, the applicant states that the building is equipped



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with a one-source sprinkler system throughout; that the exits consist of an interior 3 feet wide steel stair, enclosed in masonry partitions with kalamien self closing doors; that the second egress is through a front labor law type fire escape with a center-balance stair to street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated October 9, 1959, acting on Alt. Applic. 986/59, Objection No. 1, and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed herewith dated October 20, 1959, 3 sheets; that all nonfire-proof partitions shall be removed from the building; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 730-59-A

APPLICANT—Martin Isaacs, for Frank G. Shattuck Company, owner.

SUBJECT—Application November 4, 1959—Appeal from a decision of the Fire Commissioner—re smoking in factory building.

PREMISES AFFECTED—52-54 West 23rd Street, south side, 284 feet east of Avenue of the Americas, and 41-49 West 22nd Street, north side, 212 feet east of The Avenue of The Americas, Block 824, Lots 12, 65, and 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Martin Isaacs.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated October 30, 1959, reads:

"Your letter dated October 28, 1959, requests a permit to smoke in certain areas in the above captioned factory building.

You are hereby informed that this department is without power to grant such a permit and your request must therefore be denied."

and

WHEREAS, the applicant states that the building is 172 feet by 197 feet 6 inches irregular in area, 13 stories, 156 feet high, of class 1 construction, located in business and manufacturing use, B area, class 2 height district, built in 1925, now used and occupied: basement—storage and boiler room, 10 persons; mezzanine—storage and repair shop, equipment, 30 persons; 1st floor—shipping, receiving, storage and loading space, 60 persons; 2nd floor—storage, 20 persons; 3rd floor—food preparation and manufacturing, 110 persons; 4th floor—food preparation, rest rooms, lockers, wash room and cafeteria, 80 persons; 5th floor—bakery and manufacturing, 120 persons; 6th floor—bakery and manufacturing, 212 persons; 7th floor—bakery and manufacturing, 130 persons; 8th floor—bakery and manufacturing, 55 persons; 9th floor—offices and manufacturing, 275 persons; 10th floor—office and manufacturing, 140 persons; 11th floor—manufacturing and storage, 25 persons; 12th and 13th floors—manufacturing and storage, 10 persons each floor; and

WHEREAS, the applicant states that the exits consist of 3 stairs, 3 feet 8 inches, 3 feet 8 inches and 4 feet 2 inches wide; that the entire building is owned and occupied by Frank G. Shattuck Company; that the building is equipped with a two-source automatic sprinkler and a fire alarm system; that there are monthly fire drills held; that the entire building is occupied by the owner and is used primarily for baking, candy making and allied products including the executive offices; that it is proposed to construct 3 smoking

and lounge rooms on 6th, 7th, and 10th floors; that the enclosure will be of incombustible material with fireproof self-closing doors; that the areas to be 13 feet by 15 feet on the 6th and 7th floors and 12 feet by 14 feet on the 10th floor as shown on the plans; that these areas are to be used for smoking and lounge rooms for the employees; that the rooms will be equipped with metal furniture and metal ash trays; that the ash trays will be filled with clean sand and will be cleaned daily; that each room will be furnished with a metal fan louver to the outer air; that each room will have at least one sprinkler head and in addition will be equipped with a fire extinguisher.

*Resolved*, that the decision of the Fire Commissioner dated October 30, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted* on condition that the building shall conform to drawings filed with this application dated November 4, 1959, 14 sheets; that all laws, rules and regulations applicable shall be complied with; and that the smoking permitted by this decision is additional to that previously granted for the 4th floor.

## 540-59-A

APPLICANT—Jerome W. Perlstein for Community Realty Corporation, owner.

SUBJECT—Application August 21, 1959—re egress.

PREMISES AFFECTED—46-41 Vernon Boulevard, east side 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Jerome W. Perlstein.

ACTION OF BOARD—Laid over to March 15, 1960, at 2 P. M. for inspection and decision.

## 733-59-A

APPLICANT—H. M. Karson for Hong, Yick Realty Corporation, owner; Min Sang Laundry, lessee.

SUBJECT—Application November 9, 1959—Appeal from a decision of the Borough Superintendent re—Revocation of permit 4963-58 issued re Alt. 841-56.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to March 15, 1960, at 2 P. M. for inspection and decision.

## 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owners.

SUBJECT—Application December 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Ringelheim.

ACTION OF BOARD—Laid over to March 15, 1960, at 2 P. M. for inspection and decision.

## 338-46-BZ—Vol. II

APPLICANT—Charles M. Spindler for Peteling Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, on a plot presently occupied as a used car sales lot, the erection of a one story building for use as an automobile showroom with incidental motor vehicle repairs, sales and display of new and used cars, parking and storage of motor vehicles and a



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gasoline service station with lubrication, non-automatic auto washing, accessory sales and auto safety inspection station all for a temporary period of 20 years.

**PREMISES AFFECTED**—1504-1526 Coney Island Avenue, west side, 100 feet north of Avenue L, Block 6536, Lots 30 and 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Charles M. Spindler.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on February 25, 1959 on certain conditions; and

WHEREAS, the resolution was amended on June 16, 1959; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 25, 1959, as *amended* through June 16, 1959, by adding thereto:

"that in the event the owner desires to make certain minor changes in the design of the automobile showroom and motor vehicle repair shop building, and to provide a 12 ft. wide curb cut permitting access for the sale and display of motor vehicles in front of this building, such changes may be permitted as shown on revised drawings marked 'Received January 28, 1960', 2 sheets, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Amend. to N.B. 1832/59)

## 192-53-BZ—Vol. II

**APPLICANT**—Gulf Oil Corporation for Tremarco Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired February 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, accessory car washing, and the parking of cars awaiting service.

**PREMISES AFFECTED**—1102-1110 Metcalf Avenue and 1661-1669 Watson Avenue, northeast corner, Block 3747, Lot 88, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on January 29, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on February 25, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 29, 1957, as *amended* through February 25, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 994/56)

## 797-54-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Anthony Trotta, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, store, washing, greasing, minor auto repairs with hand tools only, parking and storage of automobiles, dwelling and 2 car garage accessory to dwelling; show windows within 75 feet of residence use district.

**PREMISES AFFECTED**—690-700 Utica Avenue and 818-828 Clarkson Avenue, southwest corner, Block 4636, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry Yarish.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on March 26, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 13, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957, as *amended* through January 13, 1959, by adding thereto:

"that the boiler room at the rear of the 2-car garage may be omitted; that a cellar with wood beams and fire-retarded ceiling may be constructed under the northerly end of the building, with space for three separate approved heating units; that the stairs to the second floor shall be enclosed with one-hour partitions; that no storage will be permitted in the cellar; that a 3-foot 6-inch wide iron gate may be provided in the brick fence wall along Clarkson Avenue; and that there may be a total of 6 approved gasoline pumps, all as shown on revised drawings marked 'Received February 26, 1960', 2 sheets, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Amend. to N.B. 122/56)

## 634-56-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rego Park Jewish Center Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a residence use, C and D area district, the erection of a building of Class 1 construction, extending the use of the existing synagogue occupying more than the permitted area.

**PREMISES AFFECTED**—97-30 Queens Boulevard, south side, 230 feet east of 64th Road and 64-59 to 64-77 Saunders Street, Block 3084, Lot 14, Rego Park, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on



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March 26, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on March 10, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 26, 1957, as *amended* through March 10, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt App 94/56)

## 557-58-BZ

APPLICANT—Lama, Proskauer and Prober for Abraham Rosenberg, Rebecca Rosenberg, Sylvia Rosenberg, Shirley Firkser, Marvin Friedman and Ruth Gould, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business and residence use district, on the business portion of the premises, the erection and maintenance of a gasoline service station with accessory uses of lubritorium, minor auto repairs, car wash, storage room, office and sales and the parkings and storage of motor vehicles, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-01 to 88-15 (official 88-09) Liberty Avenue and 103-11 to 103-19 88th Street, northeast corner, Block 9108, Lots 19, 22, 25, 28 and 29, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vasalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 2394/58)

## 436-59-BZ

APPLICANT—Burke, Green and Groh for James A. Kennedy and Michael J. Kennedy, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e and 7A of the Zoning Resolution, permitting in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles with curb cut, business entrance, within 75 feet of a residence use district.

PREMISES AFFECTED—141-54 Northern Boulevard, southwest corner of Parsons Boulevard, Block 5012, Lot 45, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 9, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 9, 1960, by adding thereto:

"that the fence wall along the westerly building line of Parsons Boulevard may be omitted and a 3-foot high hedge substituted for the most southerly 25 feet thereof; that the southerly curb cut on Parsons Boulevard shall be no nearer than 25 feet to the south lot line; and that the two trees heretofore required shall be planted in the area between the two curb cuts on Parsons Boulevard, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 1920/59)

## 660-23-BZ—Vol. II

APPLICANT—Esso Standard for Humble Oil and Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution as to term of variance for accessory parking, expired February 23, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, to permit in a residence use district, the reconstruction of existing gasoline service station to include the lubritorium, car washing, repairs to motor vehicles and the parking and storage of motor vehicles on unbuild upon portion of lot.

PREMISES AFFECTED—150-154 Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of The Bronx.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on March 29, 1960, at 10 A.M., to consider extension of the term of the variance of the parking and storage use, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 259-33-BZ—Vol. II

APPLICANT—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo, owners, doing business as Joetl Company.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7c and 21 of the Zoning Resolution, to permit in a residence district, the erection and maintenance of a factory building.

PREMISES AFFECTED—4510 Bullard Avenue, east side, 103 feet, north of East 239th Street and 4511 Bronx Boulevard, west side, 103.24 feet north of East 239th Street, Block 5074, Lot 13, Borough of The Bronx.

APPEARANCES—

For Applicant: Thomas M. Cash.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## 95-46-BZ—Vol. III

APPLICANT—Charles M. Spindler for S. J. S. Realty Cor-  
poration, owner.

SUBJECT—Application for consideration—reopening as  
Vol. III subject to regular procedure—re Application, deci-  
sion of the Borough Superintendent; previously granted  
on condition, under section 7c of the Zoning Resolution,  
permitting in a residence use district, the extension of an  
existing factory building.

PREMISES AFFECTED—126-09 to 126-25 (126-15 offi-  
cial) 89th Avenue and 87-71 to 87-79 126th Street, north-  
east corner to 87-79 126th Street and 99th Avenue, Block  
9335, Lot 60, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened as Vol. III,  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## 595-49-BZ

APPLICANT—Galante Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for  
extension of term of variance—re Application, decision of  
the Borough Superintendent; previously granted on con-  
dition, under section 7e of the Zoning Resolution, to per-  
mit in a business use district, the change in occupancy from  
stable to baling of scrap and waste paper.

PREMISES AFFECTED—590 Water Street, north side,  
68 ft. 1 in. west of Montgomery Street, Block 245, Lot 44,  
Borough of Manhattan.

## APPEARANCES—

For Applicant: Salvatore Bonanno.

ACTION OF BOARD—Application reopened and set for  
hearing on March 29, 1960, at 10 A.M. to consider exten-  
sion of the term of the variance, requiring a new decision  
of the Borough Superintendent, which has been filed, and  
two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## 723-50-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for John Al-  
bergo, owner.

SUBJECT—Application for consideration—reopening as  
Vol. III subject to regular procedure—re Application, deci-  
sion of the Borough Superintendent; previously granted  
on condition, under section 7h of the Zoning Resolution,  
permitting in a residence use district, the parking and stor-  
age of twenty motor vehicles on the same lot with a three  
family dwelling for a term of five years.

PREMISES AFFECTED—173-177 Palmetto Street, north  
side, 150 feet east of Central Avenue, Block 3342, Lot 55,  
Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. III,  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## 777-54-BZ—Vol. II

APPLICANT—Robert Gottlieb for Hermany Realty Corp.,  
owner; Hermany Farms, Inc., lessee.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—re Application, deci-  
sion of the Borough Superintendent; previously granted  
on condition, under section 7h of the Zoning Resolution,  
permitting in a residence and business use district, the  
parking and storage of motor vehicles for a term of five  
years.

PREMISES AFFECTED—2350 Hermany Avenue, south  
side, 191.59 feet west of Zerega Avenue, Block 3697, Lots  
32 and 64, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II,  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

Adjourned: 4:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \* CORRECTION

That portion of the minutes of the meeting of the Board  
of Standards and Appeals held on January 19, 1960 as they  
appeared in Bulletin No. 4, Vol. 45, hereby corrected to read  
as follows:

## 979-55-BZ

APPLICANT—Lama, Proskauer and Prober for M. H. C.  
Realty Corp., owner.

SUBJECT—Application reopened July 21, 1959 and re-  
stored to the docket by order of the Court—decision of  
the Borough Superintendent, to permit in a retail use  
district, the erection and maintenance of a gasoline service  
station, lubritorium, office and sales, car washing, minor  
auto repairs, parking and storage of motor vehicles, with  
a ground sign projecting beyond the building line.

PREMISES AFFECTED—206-09 to 206-17 (206-11 of-  
ficial) Hollis Avenue and 109-42 to 109-46 207th Street,  
northwest corner, Block 10913, Lot 26, Hollis, Borough  
of Queens.

*Resolved*, that the Board of Standards and Appeals does  
hereby *make a variation* in the application of the use district  
regulations of the Zoning Resolution and that the application  
be and it hereby is *granted* under Sections 7f and 7i of the  
Zoning Resolution *for a term of 15 years*, to permit in a  
retail use district, the erection and maintenance of a gaso-  
line service station, lubritorium, office and sales, car wash-  
ing, minor auto repairs, parking and storage of motor vehi-  
cles, with ground signs projecting not more than four feet  
beyond the building line *on condition* that the work be done  
in accordance with drawing filed with this application dated  
October 29, 1959, one sheet, and November 5, 1959, four  
sheets; and *on the further condition* that a wall of brick  
5' 6" *high*, similar to that used in the accessory building,  
shall be constructed from the west end of the accessory  
building to the building line of 207th Street, returning 25  
feet south along 207th Street; that three trees shall be  
planted between the sidewalk and the curb along 207th  
Street between the northerly edge of the curb cut and the  
northerly property line; that all laws, rules and regulations  
applicable shall be complied with; and that all permits shall  
be obtained, all work completed and a certificate of occu-  
pancy shall be obtained within the provisions of Section  
22A of the Zoning Resolution from the date of this reso-  
lution.



# CORRECTIONS

\* Correction—In the Resolved portion the words "*for a term of 15 years,*" to permit in a retail, etc., and "*5' 6" high*" similar to that used, etc., inserted as indicated in italics.

## \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on January 12, 1960 as they appeared in Bulletin No. 3, Vol. 45, hereby corrected to read as follows:

### 584-59-BZ

APPLICANT—Frederick A. Ketcher for Convan Garage Corporation, owner; National Biscuit Company, lessee.

SUBJECT—Application September 2, 1959—decision of the Borough Superintendent, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a manufacturing and residence use district, the present uses of garage in the cellar and first floor of an existing cellar and one-story building with the additional uses of warehouse, loading berth, and offices in the cellar, and motor vehicle repair shop on the first floor with openings within 75 feet of a residence use district.

PREMISES AFFECTED—460-462 West 129th Street, south side, 114 feet west of Convent Avenue, and 449-461 West 128th Street, Block 1968, Lot 16, Borough of Manhattan.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, 7i and 7A of the Zoning Resolution to permit in a manufacturing and residence use district, the continuance of the present use of *storage* garage in the cellar and first floor of an existing cellar and one story building, with the additional uses of warehouse, loading berth and offices in the cellar and motor vehicle repair shop on the first floor, with openings within 75 feet of a residence use district *on condition* that the work be done in accordance with drawings filed with this application dated September 2, 1959, seven sheets and December 4, 1959, one sheet; that all laws, rules, and regulations be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

\* Correction—In the Resolved portion the word "*storage*" is added before garage in the cellar etc. as shown in italics above.

## \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on December 8, 1959 as they appeared in Bulletin No. 50, Vol. 44, hereby corrected to read as follows:

### 351-53-BZ—Vol. III

APPLICANT—Ingram S. Carner for Cornell Iron Works, Inc.

SUBJECT—Application reopened March 31, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building to be occupied for the manufacture and storage of iron products, office, loading space, accessory garage and incidental welding and painting.

PREMISES AFFECTED—36-21 to 36-27 13th Street, east side, 175.14 feet north of 37th Avenue, Block 350, Lots 8, 29 and 30, Long Island City, Borough of Queens.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e to permit

in a residence use district for a term of twenty years, the erection of a one story building to be occupied for the manufacture and storage of iron products, office, loading space, accessory garage and incidental welding and painting *on condition* that the work be done in accordance with drawings filed with this application dated March 17, 1959, 5 sheets, and on the further condition that there be *only one overhead door on the 14th Street side in addition to one exit door* and that the doors on the 13th Street side be made 15 feet wide; that all loading and unloading be done inside the building; that all laws, rules and regulations applicable to be complied with; and that all permits be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

\* Correction—In the Resolved portion the words "*only one overhead door on the 14th Street side in addition to one exit door*" inserted as indicated in italics.

## \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on January 26, 1960 as they appear in Bulletin No. 5, Vol. 45, hereby corrected to read as follows:

### 676-51-BZ—Vol. IV

APPLICANT—Samuel Carr for Rosenberg Associates, owner.

SUBJECT—Application reopened June 9, 1959 as Vol. III, decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business use extending into a residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, showroom, sales space, office, storage and service, parking, minor repairs with hand tools only and erection of a ground sign on the business portion of the lot; previously denied.

PREMISES AFFECTED—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 7i of the Zoning Resolution, to permit on a plot, partly in local retail and partly in a residence use district, the erection and maintenance of a gasoline service station, automobile showroom, office, lubritorium, non-automatic auto washing, sales and storage of accessories, parking of cars awaiting service, auto safety inspection station and minor auto repairs with hand tools only, for a term of fifteen years *on condition* that the work shall be done in accordance with drawings filed with this application dated May 27, 1959, one sheet, October 19, 1959, one sheet, and *December 16, 1959, one sheet*, with the exception that the accessory building shall be moved so that it will be entirely within the local retail district; that a woven wire fence shall be constructed along the southerly lot line and the portion of the west lot line not occupied by the wall of the accessory building; that the skylights shown on plans above cited shall be eliminated; that walls on all four sides of the building shall be of face brick; that trees shall be planted at 20 foot intervals along the 160th Street frontage between the sidewalk and curb; that working drawings shall be submitted to the Board for approval before they are filed with the Borough Superintendent; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

\* Correction—In the Resolution portion the words "*and December 16, 1959, one sheet*" added as indicated in italics above.



# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

#### 5.1 SAMPLING FOR TEST SPECIMENS —

Samples of each variety of material and for every kind

of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



# RULES

## RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

### Labor Law

#### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;  
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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VIEW 287

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

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No. 11

### DIRECTORY BOARD OF STANDARDS AND APPEALS

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Rules Relating to Smoking in Factories, etc.

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS

On March 4, 1960, Petition and Order of Certiorari was served on the Board by Levine & Gordon, attorneys for petitioners, Lydia O. Peterson, et al., objecting property owners, seeking a review of the Board's determination on January 26, 1960 of the application reopened June 9, 1959 as Volume IV—decision of the Borough Superintendent—granting a variance under Sections 7e and 7i of the Zoning Resolution, to permit in a business use extending into a residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, showroom, sales space, office, storage and service, parking, minor repairs with hand tools only and erection of a ground sign on the business portion of the lot; Calendar Number 676-51-BZ—Vol. IV; Premises 159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

\* \* \* \* \*

### COURT DECISION

Matter of Soldiers, Sailors & Airmen's Club, Inc. vs. Board:—On July 19, 1955 the Board granted a variance under Section 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted; Cal. No. 293-52-BZ—Vol. II, Premises 277-279 Lexington Avenue, east side, 42 $\frac{2}{3}$  feet north of East 36th Street, Block 892, Lot 22, Borough of Manhattan.

Upon court review, Mr. Justice Markowitz upheld the decision of the Board as to additional area of the building, citing the new decisions of the Appellate Division, (Village of Bronxville v. Francis, 1 App. Div. 2d 236) and as cited in the Law Journal of November 26, 1958, page 11, in the Matter of Ryback v. Murdock, (N. Y. Law Journal, December 9, 1958, page 13).

Matter of Soldiers, Sailors & Airmen's Club, Inc., pet-ap (Board of Standards and Appeals of the City of New York, res; 139 East 36th St. Corp., intervenor-res):—The Appellate Division, First Department, unanimously affirmed the Supreme Court, without opinion, in the "Pack Medical Foundation" case. N. Y. Law Journal, December 2, 1959, page 13).

At the Appellate Division, Supreme Court, First Department, Proceeding No. 10, Soldiers, Sailors & Airmen's Club, Inc. (139 E. 36th St. Corp.), motion for leave to appeal to the Court of Appeals denied. Order filed (N.Y. Law Journal, January 29, 1960, page 14).

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

## DOCKET

*New Cases filed up to March 8, 1960*

*Cal. No. Dept. Premises Affected*

**148-60-SM**—Cafco Blazeshield, manufactured by United States Mineral Wool Co., Material.

**149-60-SA**—Lawson Gas Space Heaters, (vented) various models, manufactured by United States Stove Co., Appliance.

**150-60-BZ**—B.Q.—225-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens, N.B. 11-60, re—car wash, retail use district.

**151-60-BZ**—B.B.—506-510 Sheepshead Bay Road, south side, 106 feet, 9¾ inches east of West 5th Street, Block 7280, Lot 15, Borough of Brooklyn, Alt. 1526-59, re—extension of gasoline service station, partly local retail and partly residence use districts.

**152-60-SA**—Hi-Qua Gas Water Heaters, various models, also marketed as RMP, Penmore, Magic Glass, Ridgeway and Gasco, manufactured by Hi-Qua Manufacturing Co. Inc., Appliance.

**153-60-BZ**—B.B.—198-210 16th Street, south side, 220 feet, 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn, Alt. 3147-59, re—heights of loading berth inadequate, business use district.

**154-60-A**—B.B.—198-210 16th Street, south side, 220 feet 9½ inches east of 5th Avenue, Block 1053, Lot 28, Borough of Brooklyn, Alt. 3147-59, re—Class 3 Construction, area of building exceeds the tabular limitations; egress.

**155-60-SM**—Euco Weld, (bonding agent for concrete and plaster) manufactured by The Euclid Chemical Company, Material.

**156-60-SM**—Ocean Fire Retardant Paints, #900A Flat and #1000 Semi-Gloss, manufactured by Ocean Chemical Co., Inc., Material.

**157-60-BZ**—B.M.—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan, Alt. 65-60, re-theatre, residence use district.

**158-60-A**—B.M.—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan, Alt. 65-60, re—building for use as theatre more than 20 feet in height.

**159-60-A**—B.Q.—84-20 51st Avenue, southwest corner Reeder Street, Block 1548, Lot 6, Elmhurst, Borough of Queens, N.B. 1363-59, re—incinerator hopper doors.

**160-60-BZ**—B.Q.—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens, Alt. 2378-59, re—extension to store to be used for business purpose, residence use district.

**161-60-A**—B.M.—759-769 Broadway, west side, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, Unit #1, Alt. 47-60, re—transient parking in accessory multiple dwelling garage.

**162-60-A**—B.M.—21-33 University Place, east side, from East 8th Street, to East 9th Street, Block 560, Lot 3, Borough of Manhattan, Unit #2, Alt. 48-60, re—transient parking in accessory multiple dwelling garage.

**163-60-A**—B.M.—40 East 9th Street, south side, 227 feet 7¾ inches east of University Place and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, Unit #3, Alt. 49-60, re—transient parking in accessory multiple dwelling garage.

**164-60-BZ**—B.Q.—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens, N.B. 4847-59, re—proposed gasoline service station, auto washing (non-automatic), lubrication, office, minor auto repairs with hand tools only, etc.; proposed ground sign, retail use district.

**165-60-A**—B.Q.—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens, N.B. 4847-59, re—proposed gasoline service station partly in the bed of a mapped street.

**166-60-BZ**—B.Q.—115-25 Metropolitan Avenue and 116-02 Park Lane South, northeast corner, and 116-01 82nd Drive, Block 3323, Lot 1, Kew Gardens, Borough of Queens, Alt. 2253-59, re—proposed office for non-professional purposes, residence use district.

**167-60-BZ**—B.Q.—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens, Alt. 1731-59, re—proposed extension to a building in a "D" area district, will in aggregate exceed the permissible area of coverage, manufacturing and business use district.

**168-60-SR**—Proposed Rules for Approval of Use of Portland Blast-Furnace Slag Cements.

**169-60-SA**—American-Standard Arcoglass & Arcosteel, automatic gas storage water heater for domestic hot water supply, various models, manufactured by American Radiator & Standard Sanitary Corp., Appliance.

### *Restored to Docket*

**420-59-A—Vol. II**—B.M.—41-43 Division Street, south side, 132.2½ feet west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan, Amendment to Alt. 1942-58, re—egress.

**32-48-A—Vol. III**—B.Q.—65-76 Kissena Boulevard, blocks bounded by Kissena Boulevard, Melbourne and Reeves Avenues and 150th Street, Block 6517, Lot 1 (Queens College Campus), Flushing, Borough of Queens, Amendment to N.B. 7014-47 and N.B. 7016-47, re—extension of variance for a frame building to be used as a school, etc.

**483-37-BZ—Vol. III**—B.M.—821-827 7th Avenue and 159-167 West 53rd Street, northeast corner and 156-158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan, Alt. 1865-59, re—increase in volume and extension of use—retail 1 and business 1 use districts.



# CALENDAR

**645-58-BZ—Vol. II—B.B.**—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn, Alt. 3559-58, re—parking lot—residence use district.

**212-54-BZ—Vol. II—B.Q.**—145-15 243rd Street, northeast corner of Mayda Road, Block 13568, Lot 27, Rosedale, Borough of Queens, N.B. 3694-59, re—gasoline service station, auto wash (non-automatic), lubrication, parking and storage of motor vehicles, etc.—local retail use district.

**191-56-BZ—Vol. II—B.Bx.**—1707-1713 Montgomery Avenue, west side, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of The Bronx, Alt. 1135-58, re—parking and storage of more than five motor vehicles—residence use district.

**448-55-BZ—Vol. II—B.Bx.**—5600-5610B Riverdale Avenue, northeast corner of West 256th Street, Block 3423, Lots 91 and 95, Borough of The Bronx, N.B. 144-60, re—6 story and cellar non-fireproof 43 family Class A Multiple Dwelling—residence use, 1 times height, F area district.

**979-24-BZ—Vol. III—B.B.**—6914-6920 4th Avenue, west side, 99 feet, 11¼ inches north of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn, Alts. 3441-59; 139, 140, 141-60, re—restaurant, bar, grill and catering—residence use district.

**1024-41-BZ—B.Q.**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens, Amendment to Misc. 11085-41, reopened for consideration as to extension of term of variance, re—parking and storage of more than five motor vehicles—residence use district.

**275-56-BZ—Vol. II—B.R.**—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, West New Brighton, Borough of Richmond, N.B. 1-56, reopened for reconsideration and new determination, by order of the Court, re—gasoline service station, office, minor repairs, etc.—local retail use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                | Last Publication               |
|--------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of .....          | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                              | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules .....                                       | Sept. 15, 1955.                |
| Elevator Rules .....                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                               | June 15, 1937—Vol. 22, No. 24  |

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior) .....                                                                                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 10, 1960—Vol. 45, No. 10  |
| Fireproof Wood, Testing of .....                                                                                                                             | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules .....                                                                                                                           | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....                                                         | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for ..                                                                                                                           | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 17, 1960—Vol. 45, No. 11  |
| Sprinkler, Rules .....                                                                                                                                       | Feb. 25, 1960—Vol. 45, No. 8   |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations, Reporting ..                                                                                                                         | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

MARCH 22, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning March 22, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 374-16-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Ethel Pokorny, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, to reaffirm the resolution adopted November 16, 1937 to reconstruct the one story garage by removing part of the front and create an alcove, and install and maintain a gasoline service station.

**PREMISES AFFECTED**—1664 to 1670 Fulton Street, southside, 363 feet east of Troy Avenue, Block 1700, Lot 26, Borough of Brooklyn.

### 883-59-BZ

**APPLICANT**—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building with less than the required setback and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.



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## 884-59-A

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Shalom Congregation Incorporated, owner.  
SUBJECT—Application December 21, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, public use.  
PREMISES AFFECTED—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickberger, owner.  
SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient parking lot, for the parking and storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.  
PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

## 778-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.  
SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under section 7a and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present use of lubricatorium, office and minor auto repairs and extend such uses to include car washing, utility room sales room and parking and storage of motor vehicles with ground signs in the retail portion and business entrance (curb cuts) within 75 feet of a residence use area.  
PREMISES AFFECTED—164-12 to 164-20, (164-16 Official), Sanford Avenue, and 47-02 to 47-12 165th Street, southwest corner, Block 5395, Lot 22, Flushing, Borough of Queens.

## 265-59-BZ

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.  
SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution to permit in a residence use district, the change in occupancy from 4 car garage and dwelling to an 8 car garage.  
PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## 266-59-A

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.  
SUBJECT—Application April 27, 1959—Appeal from a decision of the Borough Superintendent re: Class III Construction.  
PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## 310-59-BZ

APPLICANT—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.  
SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

PREMISES AFFECTED—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

## 49-60-BZ

APPLICANT—Lama, Proskauer and Prober for 968 Ocean Parkway Realty Corporation and Harry and Florence Mackler, owners.  
SUBJECT—Application January 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E and E-1 area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E-1 area district and less than the required parking spaces.  
PREMISES AFFECTED—964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

## 688-59-BZ

APPLICANT—Albert Melniker for Fred Winrock, owner.  
SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot and ingress and egress for patron parking for retail building and adjacent to lot #4.  
PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

## 689-59-A

APPLICANT—Albert Melniker for Fred Winrock, owner.  
SUBJECT—Application October 28, 1959—Filed pursuant to section 35 General City Law—re curb cuts in bed of mapped street—proposal widening of Raymond Avenue.  
PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.  
SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service.  
PREMISES AFFECTED—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

## 348-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.  
SUBJECT—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.  
PREMISES AFFECTED—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

## 824-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nagev Realty Corporation, owner.  
SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing,



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utility room, salesroom and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district, for a stated term of twenty (20) years.

**PREMISES AFFECTED**—271-277 5th Avenue, and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn.

## 690-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Vivian Regenstreif, owner.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one story extension to the rear of the existing building, extending into the required rear yard.

**PREMISES AFFECTED**—217-38 Stewart Road, southside, 340.58 feet east of Kingsberry Avenue, Block 7774, Lot 61, Hollis Hills, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 88-59-BZ

**APPLICANT**—Burke, Green and Groh for Wall Realty Incorporated, owner.

**SUBJECT**—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

**PREMISES AFFECTED**—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960; then to March 22, 1960, for continued hearing.

## 194-58-BZ

**APPLICANT**—Leonard F. Rothkrug for Murray and Serena Mintz, owners.

**SUBJECT**—Application reopened February 24, 1960 for consideration as to extension of time to complete, expired December 2, 1959—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to an existing one family dwelling and accessory dental office with less than the required setback.

**PREMISES AFFECTED**—141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Gardens, Borough of Queens.

## 157-57-BZ

**APPLICANT**—Leonard F. Rothkrug for Jacob Starr, owner.

**SUBJECT**—Application reopened February 24, 1960 for consideration as to extension of term of variance, expired September 24, 1959—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

## 61-60-A

**APPLICANT**—William Chamoy Acting Borough Superintendent, The Bronx.

**OWNER OF PREMISES**—Jacob Starr.

**SUBJECT**—Application January 27, 1960—Revocation of Certificate of Occupancy 26559—issued on April 16, 1959.

**PREMISES AFFECTED**—1191-1195 Woodcrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

## 710-56-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A(d) of the Zoning Resolution, to permit in a business and residence use district the increase in the area of an existing gasoline service station, add an additional pump island with two pumps and new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district.

**PREMISES AFFECTED**—1915-1937 Linden Boulevard and 756-772 Pennsylvania Avenue, northwest corner and 759-761 Sheffield Avenue, Block 4322, Lots 21 and 24, Borough of Brooklyn.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 872-59-BZ

**APPLICANT**—Burke, Green and Groh for Hebrew Centre of Whitestone, Beth-Atfillah, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story extension to the present synagogue and exceeding the permitted area coverage.

**PREMISES AFFECTED**—12-25 Clintonville Street, northeast corner of 12th Road, Block 4529, Lot 1, Whitestone, Borough of Queens.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 641-59-BZ

**APPLICANT**—Arnold A. Arbeit for Bervic Realty Corporation, owner.

**SUBJECT**—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

**PREMISES AFFECTED**—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32, and 36, Borough of The Bronx.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 698-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing service station and extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales utility room and parking, and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district.

**PREMISES AFFECTED**—2773-2791 Nostrand Avenue and 3001-3031 Kings Highway, northeast corner. Block 7684, Lot 22, Borough of Brooklyn.



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**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 678-59-BZ

**APPLICANT**—Abraham Grossman for Adrian Applebaum, Harvey Applebaum, Beverly Applebaum and Inez Applebaum, owners.

**SUBJECT**—Application October 23, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, parking and storage of motor vehicles in open area.

**PREMISES AFFECTED**—241-20 Northern Boulevard, southwest corner of Douglaston Parkway, Block 8178, Lot 8, Douglaston, Borough of Queens.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 554-59-BZ

**APPLICANT**—Harry Silverman for Katonah Realty Incorporated, owner.

**SUBJECT**—Application August 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district the construction of a one story and cellar building for a conforming use and occupying more than the permitted area.

**PREMISES AFFECTED**—4334-4346 Katonah Avenue, east side, 50 feet north of East 238th Street, Block 3387, Lots 3 and 12, Borough of The Bronx.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 778-56-BZ—Vol. II

**APPLICANT**—Morton S. Cahn for Simon Molfetto and Joseph DeDona, owners.

**SUBJECT**—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles from the business use portion of the plot into the residence use portion.

**PREMISES AFFECTED**—102-11 Liberty Avenue, north side, from 102nd Street to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 741-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Nattie Giresi, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—112-118 Atlantic Avenue, and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9, Borough of Brooklyn.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision; applicant to submit information to Board as to distance from plot to entrance of college building or laboratory.

## 585-59-BZ

**APPLICANT**—Harry Silverman for Zinbur Incorporated; R. C. A. Service Company, lessee.

**SUBJECT**—Application August 24, 1959—decision of the

Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the first floor of a one story and basement building from garage to garage office, storage and repairs of radio and television sets with not more than five (5) people engaged in such repairs. The basement use to remain unchanged.

**PREMISES AFFECTED**—659-665 West 158th Street, north side 154 feet 4½ inches east of Riverside Drive, Block 2135, Lot 56, Borough of Manhattan.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision.

## 412-59-BZ

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repair and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

**Hearing closed**—Laid over to December 22, 1959 for hearing at the request of an objector; no further request for adjournment to be entertained; then, to January 12, 1960, for inspection and decision; then to January 19, 1960, for further study and decision; then laid over from January 19, 1960, to date to be set; now set for March 8, 1960, after applicant amends application and rectifies housekeeping conditions; and for reinspection and decision; then to March 22, 1960, for additional inspection and decision.

## 413-59-A

**APPLICANT**—Sidney H. Kitzler for Bisam Realty Corporation, owner.

**SUBJECT**—Application June 24, 1959—Class 3 Construction.

**PREMISES AFFECTED**—4512-4516 16th Avenue and 1583-1585 46 Street, north west corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

## 379-33-BZ—Vol. IV

**APPLICANT**—Lama, Proskauer and Prober for Anna Haurylak, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubritorium, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

**PREMISES AFFECTED**—79-10 Astoria Boulevard southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision; to March 8, 1960, at request of the applicant, to submit additional information and for continued hearing; then to March 22, 1960, for re-inspection and decision.

## 697-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, of-



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rice and sales, parking and storage of motor vehicles for a stated term of twenty (20) years.

**PREMISES AFFECTED**—162-27 to 162-41 North Conduit Avenue (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; then to March 22, 1960, for further inspection and decision.

## 601-59-BZ

**APPLICANT**—Henry Nordheim, for Julia S. Politi, owner; David Mannes, lessee.

**SUBJECT**—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

**PREMISES AFFECTED**—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of the Bronx.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; then to March 22, 1960, for applicant to file revised plans, and for decision.

MAX H. FOLEY, *Chairman.*

## MARCH 22, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 22, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 545-59-A

**APPLICANT**—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

**SUBJECT**—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

**PREMISES AFFECTED**—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

### 262-36-A—Vol. IV

**APPLICANT**—Joseph A. Marck for Rosemarie Millford, owner.

**SUBJECT**—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

**PREMISES AFFECTED**—154-34 Riverside Drive, southside, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beachhurst, Borough of Queens.

### 792-59-A

**APPLICANT**—Philip P. Agusta for Charles Adragna, owner.

**SUBJECT**—Application December 1, 1959—Appeal from a decision of the Borough Superintendent, re frame building, stairs, and live load.

**PREMISES AFFECTED**—317 Manhattan Avenue, west side, 71 feet north of Metropolitan Avenue, Block 2758, Lot 26, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

## MARCH 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning March 29, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y. on the following matters:*

### 162-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Co. Inc., owner.

**SUBJECT**—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the reconstruction extension and maintenance of a gasoline service station, lubritorium, auto laundry, machine shop, motor vehicle repairs, store office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; then to March 29, 1960, for applicant to file revised drawings, and for decision.

### 247-59-BZ

**APPLICANT**—Ingram S. Carner for Edward Seiz and Catherine Seiz Dwyer, owners.

**SUBJECT**—Application April 17, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district the erection of an accessory stone monument factory and storage building, and provide an easement for the access thereto on the residence portion. The proposed building will encroach on the required rear yard.

**PREMISES AFFECTED**—69-19 Metropolitan Avenue, northside, 75.69 feet west of 70th Street, Block 3050, Lot 45, Middle Village, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## MARCH 29, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, March 29, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 701-48-SM

**APPLICANT**—The Goldsmith Metal Lath Company, owner—hanger to support suspended ceiling.

### 489-56-SM

**APPLICANT**—Wertsville Industries, Inc. for R. Billhoefer Maschinenfabrik, owner—dry varnish coated paper.

### 775-57-SM

**APPLICANT**—Norton-McMurray Mfg. Company, owner—pipe coupling for gas service.

### 776-57-SM

**APPLICANT**—Morton-McMurray Mfg. Company, owner—pipe fittings for gas service.

### 777-57-SM

**APPLICANT**—Norton-McMurray Mfg. Company, owner—pipe fittings for gas service.

### 233-58-SA

**APPLICANT**—York-Shipley Inc., owner—oil-fired unit heaters.

### 411-59-SM

**APPLICANT**—Kilroy Metal Products Inc., owner— $\frac{3}{4}$  hr. fire resistive opening protective assembly.

### 10-60-SM

**APPLICANT**—Hyman Schwartz, for Aircon Filter Sales & Service Co., owner—grease filters.



# CALENDAR

## 56-36-SA

APPLICANT—York-Shipley Inc., owner — amendment of resolution, additional models.

## 759-59-A

APPLICANT—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re Ransburg #2 Electro-Static Sprayer.

PREMISES AFFECTED—134-03 Dahlia Avenue, north side, 17 feet 3 inches each of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

MAX H. FOLEY, *Chairman*.

## APRIL 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday *Morning* April 1, 1960 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 217-21-SR

Proposed Amendments to the Oil Burner Rules.

## 168-60-SR

Adoption of Proposed Rules For Approval & Use Of Portland Blast-Furnace Slag Cements.

MAX H. FOLEY, *Chairman*.

## APRIL 5, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday *morning* April 5, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 692-59-BZ

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria and toilets, auxiliary restaurant and toilet building, parking areas, screen tower building with less than the required set backs, and signs.

PREMISES AFFECTED—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433 Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36 and 38, Borough of Brooklyn.

## 693-59-A

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—Filed pursuant to section 35 of the General City Law—re construction in the beds of mapped streets.

PREMISES AFFECTED—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433, Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36, and 38, Borough of Brooklyn.

## 881-59-BZ

APPLICANT—H. M. Cole for Dominick Realty Corporation, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building from card to light manufacturing—grinding of optical lenses.

PREMISES AFFECTED—15 Van Dam Street, north side, 129 feet, 6¼ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

## 536-37-BZ—Vol. II

APPLICANT—Robert H. Fraser for Grace Gordon, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under section 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage and without the required rear yard and extend the present commercial use.

PREMISES AFFECTED—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

## 786-59-BZ

APPLICANT—Herman Horowitz for Jarcho-Landau Corporation, owner.

SUBJECT—Application November 30, 1959—decision of the Borough Superintendent, under section 19A(j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

PREMISES AFFECTED—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

## 447-59-BZ

APPLICANT—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

SUBJECT—Application July 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion and two story and basement extension at the rear of an existing synagogue occupying more than the permitted area coverage.

PREMISES AFFECTED—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

## 452-59-A

APPLICANT—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

SUBJECT—Application July 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 subdivision 2b, Minimum Dimensions of Yard or Courts.

PREMISES AFFECTED—92-15 69th Avenue southwest corner of Kessel Street, Block 3196, Lot 33 Forest Hills, Borough of Queens.

## 75-39-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

## 475-59-BZ

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.



# CALENDAR

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 1067-27-BZ—Vol. II

**APPLICANT**—Morton S. Cahn for William Gramer, owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

**PREMISES AFFECTED**—70-25 Cypress Hills Street, and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, lot 44, Glendale, Borough of Queens.

## 771-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubritorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 772-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re mapped street.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 808-59-BZ

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

## 396-58-BZ—Vol. II

**APPLICANT**—Gilbert Lazerus for Navarre Holding Company, Inc., owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e, 7f, 7i, 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for

a motor vehicle repair shop together with parking of more than five (5) motor vehicles incidental sale of gasoline, oil, and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

**PREMISES AFFECTED**—1680-1688 Albany Avenue, westside, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.

**SUBJECT**—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

MAX H. FOLEY, *Chairman.*

APRIL 5, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon April 5, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 796-45-A—Vol. II

**APPLICANT**—Arnold W. Lederer for Bruger Realty Corp., Rita Saunders and Herbert Schacht, owners; Henry Sharpe, lessee.

**SUBJECT**—Application reopened March 17, 1959, as Volume II—appeal from a decision of the Borough Superintendent re: changes in occupancy throughout buildings.

**PREMISES AFFECTED**—22 East 16th Street (Buckingham Road), west side, 172 feet, 7 inches south of Caton Avenue, Block 5076, Lot 14, and 28 East 16th Street (Buckingham Road), west side, 229 feet 7 inches south of Caton Avenue, Block 5076, Lot (part of 14), Borough of Brooklyn.

## 909-59-A

**APPLICANT**—Albert Melniker for United States Gypsum Company, owner.

**SUBJECT**—Application December 18, 1959—Appeal from a decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

**PREMISES AFFECTED**—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.

## 25-60-A

**APPLICANT**—Leonard F. Rothkrug for Janet Steinberg, owner.

**SUBJECT**—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

**PREMISES AFFECTED**—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

## 86-60-A

**APPLICANT**—Shreve, Lamb and Harmon Associated for Western Electric Company, Incorporated, owner.

**SUBJECT**—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re—Marquee.

**PREMISES AFFECTED**—212-222 Broadway, east side, from Fulton Street to Ann Street, 2-22 Ann Street and 147-165 Fulton Street, Block 89, Lots 5, 12, 13 and 14, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MARCH 8, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Wednesday morning and afternoon February 24, 1960 were approved as printed in the Bulletin of March 3, 1960, Vol. 45, No. 9.

### 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubricatorium, minor auto repairs, car washing, storage room, office and sales and parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Sidney J. Sherman, Louis C. Mosey and Edward Hoffman, for Park Department.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M. for re-inspection and decision; hearing closed.

### 710-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened October 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A(d) of the Zoning Resolution, to permit, in a business and residence use district, the increase in the area of an existing gasoline service station, and additional pump island with two pumps and new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district.

PREMISES AFFECTED—1915-1937 Linden Boulevard and 756-772 Pennsylvania Avenue, northwest corner, and 759-761 Sheffield Avenue, Block 4322, Lots 21 and 24, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for inspection and decision; hearing closed.

### 778-56-BZ—Vol. II

APPLICANT—Morton S. Cahn for Simon Molfetto and Joseph DeDonna, owners.

SUBJECT—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles from the business use portion of the plot into the residence use portion.

PREMISES AFFECTED—102-11 Liberty Avenue, north side, from 102nd Street to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block 9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for inspection and decision; hearing closed.

### 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: E. J. Dehan.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for continued hearing.

### 162-59-BZ

APPLICANT—Herman Kron for L. B. Oil Co. Inc., owner.

SUBJECT—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the reconstruction, extension and maintenance of an existing gasoline service station, lubricatorium, auto laundry, machine shop, motor vehicle repairs, store, office, sale of used cars and parking and storage of more than five motor vehicles with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—76-01—76-09 Northern Boulevard and 32-61—32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to March 29, 1960, at 10 A.M., for applicant to file revised drawings and for decision; hearing previously closed.

### 412-59-BZ

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, present uses of an existing gasoline service station to include minor auto repairs and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for additional inspection and decision; hearing previously closed.

### 413-59-A

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—Class 3 Construction.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for additional inspection and decision in conjunction with 412-59-BZ; hearing previously closed.



# MINUTES

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel, other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: Morris C. Lipson.

ACTION OF BOARD—Laid over, date to be set; applicant to file revised drawings and new decision of the Borough Superintendent.

## 554-59-BZ

APPLICANT—Harry Silverman for Katonah Realty Incorporated, owner.

SUBJECT—Application August 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story and cellar building for a conforming use and occupying more than the permitted area.

PREMISES AFFECTED—4334-4346 Katonah Avenue, east side, 50 feet north of East 238th Street, Block 3387, Lots 3 and 12, Borough of The Bronx.

### APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: George S. Ludwig, William Huerstel, James O'Keefe and Thomas Hartnett.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 585-59-BZ

APPLICANT—Harry Silverman for Zinbur Incorporated, owner; R. C. A. Service Company, lessee.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the first floor of a one story and basement building from garage, to garage, office, storage and repairs of radio and television sets with not more than five (5) people engaged in such repairs.

PREMISES AFFECTED—659-665 West 158th Street, north side, 154 feet 4½ inches east of Riverside Drive, Block 2135, Lot 56, Borough of Manhattan.

### APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: Joseda J. Scruggs and Lavonne Scruggs.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 601-59-BZ

APPLICANT—Henry Nordheim for Julia S. Politi, owner; David Mannes, lessee.

SUBJECT—Application September 22, 1959—decision of the the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

PREMISES AFFECTED—1980 Jerome Avenue, eastside, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for applicant to file revised drawings and for decision; hearing previously closed.

## 641-59-BZ

APPLICANT—Arnold A. Arbeit for Bervic Realty Corporation, owner.

SUBJECT—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx.

### APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Opposition: Richard Baptist, Achille Portella, Peter D'Anneo, Anna Santino, Carmelo Santos, Ruth Charvat, Cristobal C. Rosario, Helen Kiss, Mrs. George Adams, Helen Jacob, Peter Cammallere, Vivian Gerritsen, Mr. and Mrs. Raymond Zwicker, Annie Winkelhof, Mary I. Stabile, Lucy Lao, Coralie Romero, W. E. Speck, Jean Votavo, Anna Miller and others.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 678-59-BZ

APPLICANT—Abraham Grossman for Adrian Applebaum, Harvey Applebaum, Beverly Applebaum and Inez Applebaum, owners.

SUBJECT—Application October 23, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, storage room, office, sales and parking and storage of motor vehicles in open area.

PREMISES AFFECTED—241-20 Northern Boulevard, southwest corner of Douglaston Parkway, Block 8178, Lot 8, Douglaston, Borough of Queens.

### APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: Mary Ustin, John T. Larkin, M. D. and Lucille T. Levine.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 697-59-BZ

APPLICANT—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office, sales and parking and storage of motor vehicles for a stated term of twenty (20) years.

PREMISES AFFECTED—162-27 to 162-41 North Conduit Avenue, (162-35 Official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Edw. Hoffman, Park Dept.

ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for further inspection and decision; hearing previously closed.

## 698-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony



# MINUTES

Mobil Oil Company, owner.  
SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing service station and extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales utility room, parking and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district.  
PREMISES AFFECTED—2773-2791 Nostrand Avenue and 3001-3031 Kings Highway, northeast corner, Block 7684, Lot 22, Borough of Brooklyn.  
APPEARANCES—  
For Applicant: James E. Vassalotti.  
For Oppositon: Abraham Levitan and Sol Boloker.  
ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 741-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nattie Giresi, owner.  
SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage and parking of motor vehicles, for a stated term of fifteen (15) years.  
PREMISES AFFECTED—112-118 Atlantic Avenue and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9 Borough of Brooklyn.  
APPEARANCES—  
For Applicant: James E. Vassalotti.  
For Opposition: Mrs. G. Neustadt, Helen Dambakly, Peter A. McCabe, Jr., Azzi A. Shehala, Frank Saker, Malvine Palmer, George Ahwaty, Joseph Farran and Charles B. Ulrichs.  
For Administration: William M. Chisholm, Borough President of Brooklyn.  
ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for inspection and decision; applicant to submit information to Board as to distance from plot to entrance of college building or laboratory; hearing closed.

## 843-59-BZ

APPLICANT—Charles M. Spindler for Felix De Vito, owner.  
SUBJECT—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showrooms, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.  
PREMISES AFFECTED—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.  
APPEARANCES—  
For Applicant: Charles M. Spindler.  
For Opposition: Dominic V. Urgo, Mamie Schnauder, Mildred Grimm, Mary Grimm and Adriano Barisano.  
ACTION OF BOARD—Laid over for continued hearing to March 15, 1960, at 10 A.M., at the request of an objector.

## 872-59-BZ

APPLICANT—Burke, Green and Groh for Hebrew Centre of White-stone, Beth-Atfillah, owner.  
SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction

of a one story extension to the present synagogue and exceeding the permitted area coverage.  
PREMISES AFFECTED—12-25 Clintonville Street, northeast corner of 12th Road, Block 4529, Lot 1, Whitestone, Borough of Queens.  
APPEARANCES—  
For Applicant: Robert T. Groh and William Dorros.  
For Opposition: Walter F. Woebeke.  
ACTION OF BOARD—Laid over to March 22, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 231-29-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for J. Clarence Davies, owner; Finest Food Market, lessee.  
SUBJECT—Application reopened September 29, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a meat refrigerator entirely within the existing retail store (previously granted by the Board).  
PREMISES AFFECTED—20 East Burnside Avenue, south west corner of Walton Avenue, Block 2854, Lot 44, Borough of The Bronx.  
APPEARANCES—  
For Applicant: Leonard F. Rothkrug.  
For Opposition: None.  
ACTION OF BOARD—Application granted on condition.  
THE VOTE—  
Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3  
Negative: Vice Chairman Kleinert and Commissioner Sleeper ..... 2  
THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; then laid over to March 8, 1960 for applicant to file corrected drawings showing existing conditions and for continued hearing; and  
WHEREAS, the decision of the Borough Superintendent, dated April 17, 1959 acting on Alt. Applic. No. 1115-58, reads:

"1. The proposed meat box to be located within the residence portion of store which is located partly in retail and partly in residence districts is contrary to Bd. of S & A Cal. 231-29-BZ & to Sect. 3 of the Z.R. and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a business, retail and residence use district, the maintenance of a meat refrigerator and the preparation and sale of meat entirely within the existing retail store, previously granted by the Board, on condition that the building shall conform to drawings filed with this application dated, December 8, 1959, 4 sheets, and March 4, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 915-48-BZ—Vol. III

APPLICANT—Joseph Torelli for Big Ten Super Service Station, Inc., owner.  
SUBJECT—Application reopened February 9, 1960 for consideration as to extension of term of variance expired April 5, 1959 and time to obtain certificate of occupancy, expired December 9, 1959—decision of the Borough Su-



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perintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the extension to the present service building and extend the uses to include motor vehicle repair shop and sale of used cars.

PREMISES AFFECTED—78-15 31st Avenue and 30-06 79th Street, northwest corner, Block 1127, Lot 40, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Vincent F. Naro.

For Opposition: None.

ACTION OF BOARD—Term of variance extended and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on December 9, 1958, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, for a term of fifteen years, which had expired by time limitation April 5, 1959; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 9, 1959; and

WHEREAS, this application was reopened on February 9, 1960 and set for hearing on March 8, 1960, requiring two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1958, under Vol. III, only insofar as it refers to the term of the variance and the time in which to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

*"granted for a term of fifteen (15) years from the date of this amended resolution, to permit.....; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a certificate of occupancy shall be obtained."*

## 7-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Ethel Peres, owner.

SUBJECT—Application reopened October 14, 1959, as Volume II—decision of the Borough Superintendent, under sections 7f, 7e, 7i of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, hi-speed auto laundry, lubricatorium, minor auto repairs, office and sales, storage and parking of cars awaiting service.

PREMISES AFFECTED—2317 to 2327 Ralph Avenue, 6402 to 6414 Avenue M, southeast corner, and 1302 to 1320 East 65th Street, Block 8364, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Philip Kuschner, J. M. Bisbie and P. Sherris.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for hearing at the request of objectors; and

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1959 acting on N. B. Applic. No. 2010-56, reads:

#1. Proposed gasoline service station, Hi-Speed auto laundry, lubricatorium, minor auto repairs, hand tools only, office and sales, storage room, parking of cars awaiting service and proposed business entrances and business signs in the Residence portion of a lot located partly within a Business Use district and partly within a Residence Use district is contrary to Art. II, sect. 4(a), subsect. 29-46 and 52 and Art. II, Sect. 3 of the Zoning Resolution and contrary to Board of Standards and Appeals variance under Cal. #7-57-BZ.

2. Proposed business sign on post standard extending 4'-0" beyond the Building Line and the proposed roof sign on accessory bldg. is contrary to Art. II, sect. 4(a), subsect. 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, e and i of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N. B. App. 2010-56, Objections Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 518-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Abraham Engelman, owner.

SUBJECT—Application August 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of parking lot for non-transient storage and parking of pleasure-type automobiles for a temporary term of 10 years.

PREMISES AFFECTED—621 Thwaites Place, north side, 68.78 feet west of Barker Avenue, Block 4340, Lot 94, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and A. Engleman.

For Opposition: Theodore Moss and Joseph Shankey.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over to January 26, 1960 for hearing at request of objector; applicant concurring; then to February 9, 1960 for hearing and for applicant to file drawing indicating parking arrangement, grading, drainage and data as to easement; then to February 24, 1960 for hearing at request of applicant; attorney for objectors concurring; then to March 8, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 28, 1959 as amended by decision dated December 3, 1959, acting on N.B. Applic. No. 1148-59, reads:

"1. The proposed non-transient parking & storage of pleasure type motor vehicles in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution & is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and



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WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 1148-59, Objection No. One be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 528-59-BZ

APPLICANT—Henry Nordheim for 1996 Arthur Avenue Corporation, owner.

SUBJECT—Application August 13, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies.

PREMISES AFFECTED—2000 Arthur Avenue, east side, 100.30 feet north of East 178th Street, Block 3068, Lot 65, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 12, 1959 acting on Alt. Applic. No. 34-46, reads:

"1. The proposed one story brick extension located partly in a residence use district to be used for commercial occupancy is contrary to Sect. 3, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit, in a business and residence use district, the erection of a one story extension and extend the present use of wholesale plumbing supplies *on condition* that the work be done in accordance with drawings submitted with this application dated August 13, 1959, four sheets; that the 8-inch concrete block partition be continued to enclose the vault on the northerly side; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 576-59-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; Great Atlantic and Pacific Tea Company, lessee.

SUBJECT—Application September 4, 1959, decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking for patrons' and employees' cars, from the retail portion into the residence portion of the plot.

PREMISES AFFECTED—1036-1060 St. Johns Place,

south side, 200 feet east of Brooklyn Avenue, Block 1257, Lots 16, 18, 19 and 21, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: S. Hal Mercer.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and for further hearing; then laid over to March 8, 1960 for decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 25, 1959 acting on Alt. Applic. No. 2604-59, reads:

"1. Proposed parking of cars within a residential portion of lot violates Art. 2 Sect. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking for patrons' and employees' cars, from the retail portion into the residence portion of the plot *on condition* that the work shall be done in accordance with drawings filed with this application dated September 4, 1959, 5 sheets; that proper bumpers shall be installed along all interior lot lines; that these bumpers shall be placed approximately two feet inside the cement sidewalk; that there shall be no operation of the lot on Sunday nor after ten o'clock p.m., the lot to remain closed, the gates locked and the lights extinguished at such times; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 704-59-BZ

APPLICANT—Robert J. Crinnion for E. S. I. Realty Corporation, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles for a stated term of ten (10) years.

PREMISES AFFECTED—53-57 East 177th Street, northeast corner of Walton Avenue, Block 2828, Lots 1, 45 and 46, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; and



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WHEREAS, the decision of the Borough Superintendent, dated October 16, 1959 acting on Alt. Applic. No. 279-59, reads:

"1. Proposed outdoor parking lot for more than five motor vehicles in a Residence Use District is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, for a term of ten years, *on condition* that the work be done in accordance with drawings filed with this application dated October 30, 1959, two sheets, and February 2, 1960, one sheet; *on the further condition* that the surface of the lot shall be paved with clean cinders or gravel, treated with a binder and properly rolled and drained to the satisfaction of the Borough Superintendent; that the northerly curb cut to Walton Avenue shall be eliminated; that there may be an entrance gate and curb cut on East 177th Street if the owner so desires; that there shall be provided, where shown, a 5 foot 6 inch woven wire fence on an eight inch concrete curb; that there shall be no signs other than the sign required by the Commissioner of Licenses; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 720-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing station, lubritorium, car washing, sale of accessories and extend such uses to include minor auto repairs, parking and storage of motor vehicles.

PREMISES AFFECTED—619-641 Coney Island Avenue, east side, 1-5 Slocum Place, and 2-8 Matthews Place, between Slocum Place and Matthews Place, Block 5141, Lots 53 and 74, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Helen Lemminn.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; then laid over to March 8, 1960 for decision; applicant to file new drawing showing wall along rear lot line; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2944-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing gasoline service station, brake testing, office, lubritorium and car washing and

sale of accessories to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a plot located within a Business Use district is contrary to Art. II Sect. 4(a) subsect. 29 and 46 of the Zoning Resolution and contrary to Board of Standards and Appeals variance under Cal. #39-37-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant changed the basis of his application from Sections 7c and 7i to Sections 7a and 7i; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station with the conjunctive uses of brake testing, lubritorium, car washing, sale of accessories and extend such uses to include minor auto repairs, parking and storage of motor vehicles awaiting service only, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 29, 1959, five sheets and March 1, 1960, one sheet, revised and *on the further condition* that the car washing is to be non-automatic; that the fence walls, where shown, are to have a four inch stone coping; that the parking and storage be limited to pleasure cars only; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 749-59-BZ

APPLICANT—Lama, Proskauer and Prober for 137-07 Northern Boulevard Corporation, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one story building to be used for the selling and installation of automotive muffler and exhaust systems and other automotive accessories with the use of acetylene torches in connection therewith.

PREMISES AFFECTED—137-07 Northern Boulevard, northside, 45 feet east of Farrington Street and 35-27 35-31 Farrington Street, Block 4959, Lots 3 and 37, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; applicant having changed the basis of his application from Section 7e to Section 7i; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 26, 1959 acting on N.B. Applic. No. 3779-59, reads:

"1. Erection of building for selling and installing automotive mufflers & exhaust systems and other automotive accessories in connection with which acetylene torches are used in a Retail Use district is contrary to Art. II Sec. 4A of the Zoning Resolution.



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2. Two buildings on one plot not accessory to each other is contrary to Art. i sec 1(v) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant changed the basis of his application from Section 7e to Section 7i; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i of the Zoning Resolution, to permit in a retail use district, the erection of a one story building to be used for the selling and installation of automotive muffler, exhaust systems and other automotive accessories, with the use of acetylene torches in connection therewith *on condition* that the work be done in accordance with drawings filed with this application dated November 18, 1959, 3 sheets, and January 21, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 762-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubritorium, minor auto repairs, car washing, utility room, salesroom and parking and storage of motor vehicles.

PREMISES AFFECTED—83-29 Broadway and 86-01 to 86-09 Dongan Avenue, northwest corner, Block 1580, Lot 1, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; applicant having changed the basis of his application from Section 7c to Section 7a; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 acting on N.B. Applic. No. 3699-59, reads:

"1. The proposed demolition, reconstruction and change of use of an existing gas station, lubritorium, auto laundry, office, parking and storage of more than five motor vehicles and motor vehicle repairs to a gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking and storage of motor vehicles and the erection of a ground sign on a lot in a local retail district is contrary to Art. 2, Sec. 4-c of the Z.R. and to the resolution of the Board under Cal. #684-47-BZ.

Existing C.O. #C-51853."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant changed the basis of his application from Section 7c to Section 7a; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of the existing gasoline service station and continue the conjunctive uses of lubritorium, minor auto repairs, car washing, utility room, salesroom, parking and storage of motor vehicles *on condition* that the work shall be done in accordance with drawings filed with this application dated November 18, 1959, 5 sheets; that the gasoline pumps shall be located not less than 15 feet from the building line; that a brick wall, four feet in height, with proper coping, shall be constructed from the corner of the accessory building to Dongan Avenue and returned along Dongan Avenue approximately 24 feet to the first curb cut; that the billboards shall be removed; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 766-59-BZ

APPLICANT—Harry Silverman for I. B. M. World Trade Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars for a period of five (5) years.

PREMISES AFFECTED—344 to 346 East 46th Street, southside, 100 feet west of United Nations Plaza, Block 1338, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Silverman and Robert B. Shea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1959 acting on Alt. Applic. No. 1825-59, reads:

"1. Parking or storage of more than 5 motor vehicles in a Restricted Retail Use District is not permitted. Article II para. 4B(i) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a restricted retail use district, a parking lot for more than five pleasure cars, for a period of five years *on condition* that the work shall be done in accordance with drawings filed with this application dated November 24, 1959, 3 sheets, and January 27, 1960, one sheet; that all laws, rules and regulations applicable shall be com-



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plied with; and that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 798-59-BZ

APPLICANT—Charles M. Spindler for Derben Realty Corporation, owner.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback.

PREMISES AFFECTED—67-01 to 67-09 (67-05 official) 167th Street and 167-02 to 167-04 67th Avenue, southeast corner, Block 6921, Lot 32, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1959 acting on N.B. Applic. No. 4567-59, reads:

"1. Provide a 15'-0" setback as per Sec. 16-C(b) of the Z.R. as premises are in a G-1 district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback *on condition* that the work shall be done in accordance with drawings filed with this application dated December 3, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution from the date of this resolution.

## 48-60-BZ

APPLICANT—Ballard, Todd and Snibbe for St. David's School, Incorporated, owner.

SUBJECT—Application January 20, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a B area district, the erection of an extension to basement of present school occupying more than the permitted area coverage above the curb grade.

PREMISES AFFECTED—12-14 East 89th Street, south side, 206 feet east of Fifth Avenue, Block 1500, Lots 63 and 64, Borough of Manhattan.

### APPEARANCES—

For Applicant: W. F. R. Ballard and D. E. Soper.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1960 acting on Alt. Applic. No. 1927-59, reads:

"1. Proposal to erect a structure which above curb grade will occupy more than 65% of the unoccupied part of the lot is contrary to Art. IV, Sect. 12(b) of the Zoning Resolution."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a B area district, the erection of an extension to basement of present school occupying more than the permitted area coverage above the curb grade *on condition* that the building conform to drawings filed with this application dated January 20, 1960, 11 sheets, and February 3, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy shall be obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

Adjourned: 1:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 8, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 659-59-A

APPLICANT—Joseph R. Loring and Associates for 155-163 East 56th Street Associates, owner.

SUBJECT—Application October 13th, 1959—Appeal from a decision of The Borough Superintendent re—Oil-Burner.

PREMISES AFFECTED—155-163 East 56th Street, north-side, 100 feet west of 3rd Avenue, Block 1311, Lots 29, 30, 31, 32 and 130, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at written request of applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## 694-59-A

APPLICANT—Irving Kudroff for 75-7 Spring Street Corporation, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent—re exterior stairs.

PREMISES AFFECTED—75-77 Spring Street and 75-77 Crosby Street, northeast corner, Block 496, Lot 40, Borough of Manhattan.



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## APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 8, 1959 on Alt. Applic. 510/56 reads:

"2—So called exterior stairs not acceptable does not comply with Section 268 of the Labor Law."

and

WHEREAS, the applicant states that the building is 50 feet 6½ inches by 112 feet 2½ inches irregular in area, 9 stories, 116 feet 6 inches high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1898, now used and occupied: cellar—boiler room and storage, 3 persons; 1st floor—sale of paper products, 5 persons; 2nd floor—office (brass) and storage, 10 persons; 3rd floor—printing and bindery, 12 persons; 4th floor—book binding, 15 persons; 5th floor—assembling bank books, etc., 15 persons; 6th floor—photo engraver, 8 persons; 7th floor—photo engraver, 20 persons; 8th floor—book binding, 10 persons; 9th floor—printing, 18 persons; and

WHEREAS, the applicant states that the exits consist of an interior 3 foot wide steel stair enclosed in masonry partitions with fireproof self-closing doors; that the second egress is through an exterior steel stair with treads 8½ inches and risers 7¾ to 8 inches; that the building is equipped with a two-source sprinkler system, standpipe system and a central station connection; that there is also a substandard fire escape on Crosby Street side; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found bad housekeeping conditions, defective hardware, no exit signs and aisles blocked, and recommended that the appeal not be granted.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 510/56, Objection No. 2, dated October 8, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 717-59-A

APPLICANT—Ludwig Hanauer for 314—5th Avenue Corporation, owner.

SUBJECT—Application November 2, 1959—Appeal from an order of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—314—5th Avenue, west side, 28 feet 8¼ inches south of West 32nd Street, Block 833, Lot 45, Borough of Manhattan.

## APPEARANCES—

For Applicant: Ludwig Hanauer and Joseph Ruggiero.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner dated October 7, 1959 on Order No. 4031-9, reads:

"1. Install an approved, wet automatic sprinkler system throughout the building having at least one source of water supply, arranged and equipped as per Ch. 26. Art. 16, Adm. Code & C19-161.0 Adm. Code and Sec. 280-LL."

and

WHEREAS, the applicant states that the building is 25 feet by 100 feet in area, 5 stories, 63 feet 11 inches high, of class 3 construction, located in restricted retail use, B area, class 2 height district, built in 1904, now used and occupied: cellar—packing and shipping of toys, 6 persons; 1st floor—retail store toys, 40 persons; 2nd and 3rd floors—sale of toys, 15 persons each floor; 4th floor—stock room and office, 4 per-

sons; 5th floor—executive office and stock, 7 persons; and

WHEREAS, the applicant states that the exits consist of an interior 2 foot 8 inch wide wood stair with winders enclosed in fire retarded partitions with metal self-closing doors; that the second egress is through a rear fire escape terminating on the 1st floor roof extension; that there are 2 fire extinguishers on each floor; that no smoking signs are posted on each floor and in the elevators; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the appeal not be granted.

*Resolved*, that the decision of the Fire Commissioner, acting on Order #4031-9, Objection No. 1, dated October 7, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 764-59-A

APPLICANT—George J. Sole for City of New York Department of Public Works owner; City of New York Police Department, lessee.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re stairs.

PREMISES AFFECTED—181-195 Union Street, north side, 98.11 feet west of Henry Street, Block 337, Lot 27, Borough of Brooklyn.

## APPEARANCES—

For Applicant: George J. Sole, Jacob S. Katz, Lieut. McGough, P.D., D.C.I. Michael G. Birmingham, P.D., Morris Rothenberg, Dept. Public Works and Joseph S. Schwartzman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1959 on N.B. Applic. 1711/59, reads:

"13. Stairs to lead directly to the street as per section 6.4.1.11 Building Code."

and

WHEREAS, the applicant states that the proposed building will be 67.5 feet by 83.5 feet in area, 2 stories, 29.86 feet high, of class 1 construction, located in residence use, C area, class 1 height district, to be used and occupied: (Existing station house to be demolished in two stages) 1st stage—to prepare land for the erection of proposed Station House; 2nd stage—building used as temporary quarters to be demolished when new Station House is completed; proposed use: cellar—boiler room, locker, storage and lecture room, 128 persons; 1st floor—garage, offices, sitting room, 100 persons; 2nd floor—clerical, lockers and bed rooms, 72 persons; and

WHEREAS, the applicant states that the stair in the center is required and requested by the Police Department; that it is placed in this particular location to facilitate the access of the personnel to a more controlled and flexible means of egress to and from the 2nd floor; that this plan was developed after many conferences with the Department of Public Works and the Police Department; that the heavy duties and special demands of a Station House make it necessary that the Police have full control, accessibility and visibility to all parts of the building, especially from the Desk in the Muster Room; that the placement of the stairway in this location makes it imperative that all personnel and persons within the Station House pass before the Desk in the Muster Room; that the Muster Room is really a passage space or lobby, functioning as a Muster Room once every 8 hours; that a separate one source water supply sprinkler system is included for the spaces encompassing the Sitting Room, Muster Room, Desk and adjacent corridors around the egress in question; that this area is further separated from the remaining portion of the building by a masonry partition with fireproof self-closing doors; and

WHEREAS, the Board has discussed this appeal and de-



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cided no inspection of premises is necessary.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1959, acting on N.B. 1711-1959, Objection 13, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, that the building shall conform to drawings filed herewith dated November 24, 1959, 4 sheets; and that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 765-59-A

APPLICANT—Lester H. Maxon for Gamma of Sigma Alpha Mu, Incorporated, owner.

SUBJECT—Application November 24, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section D 26-7A.0 of Multiple Dwelling Law, re—class B occupancy—and a decision of Borough Superintendent—re Class 3 building—Fraternity house.

PREMISES AFFECTED—531 West 113th Street, north side, 375 feet East of Broadway, Block 1885, Lot 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Lester H. Maxon and Robert Borsuk.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 on Alt. Applic. 1111-58, reads:

"A2—Proposed arrangement and design as shown on plans indicate class B occupancy, same is contrary to Sec. D-26-7A.0 of M.D. Code.

C-1 Proposal to use subject 4 story and pent house class 3 bldg. as a fraternity house (club house) is contrary to 4.2.1 B.C."

and

WHEREAS, the applicant states that the building is 20 feet by 75 feet 4 inches irregular in area, 4 stories and pent house, 50 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1899, now used and occupied: cellar—boiler room and storage; 1st floor—bedroom, library and office, 5 persons; 2nd floor—living room, dining room and kitchen, 30 persons; 3rd floor—3 bedrooms, 7 persons; 4th floor—3 bedrooms, 6 persons; 5th floor—2 bedrooms and 1 study, 6 persons; and

WHEREAS, the applicant states that its stairhall is equipped with sprinklers, and an application has been filed to provide sprinklers in all of the separate rooms; and

WHEREAS, the Board has considered this appeal and recommends that it be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 1111/58, Objections No. A2 and C-1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted on condition* that the building shall conform to drawings filed with this appeal dated November 24, 1959, 4 sheets; that the building shall be sprinklered throughout; that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 922-59-A

APPLICANT—Elliot Saltzman for Foundation, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, office use, stairways and egress.

PREMISES AFFECTED—4 East 54th Street, south side, 125 feet east of 5th Avenue, Block 1289, Lot 67, Borough of Manhattan.

## APPEARANCES—

For Applicant: Elliot Saltzman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1959 on Alt. Applic. 1427/59, reads:

"1. Proposal to change the use of existing 5 story class 3 bldg. from 1 family dwelling to offices is contrary to C26-254.0 A.C.

"2. Proposal to change the use of existing 5 story class 3 bldg. (floor area more than 2500 sq. ft.) from 1 family dwelling to offices—provide 2 interior stairways enclosed in 2 hour partitions (and with all doors therein F.P.S.C. and opening in line of egress) and leading directly to the street and to the roof with bulkheads thereon. Art. 7 Adm. Code."

and

WHEREAS, the applicant states that the building is 36 feet by 95 feet 10 inches irregular in area, 5 stories, 64 feet high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built in 1898, now used and occupied: cellar—boiler room, mechanical equipment, laundry and porter room; 1st floor—1 family conjunctive use, all floors; and

WHEREAS, that in the change to office use, only a few minor partition changes will be made, no new rooms are to be created; that the total occupancy will be 98 persons; that the building is provided with one stairway, 4 feet 8 inches wide from the 1st to 4th floor and 3 feet 11 inches wide from 4th to 5th floor, and with a fire escape with balconies and 60 degree stair from the 5th floor to the area-way; that the present windows along the course of the fire escape have wood frames and sash; that it is proposed to install on the outside of these windows metal windows glazed with wire glass; that all doors to rooms which open on the stair lobbies are substantial hardwood doors and will be made self-closing; that the lobby areas and the stair soffits will be sprinklered; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 21, 1959, acting on Alt. Applic. 1427/59, Objections 1 & 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated January 28, 1960, 7 sheets; that the stairhalls and lobby shall be sprinklered throughout; that doors to the halls shall be made self-closing; that there shall be single tenancy throughout; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 22, 1960, at 2 P. M. at request of the applicant.

## 759-59-A

APPLICANT—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

SUBJECT—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re: Ransburg #2



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Electro-Static Sprayer.  
PREMISES AFFECTED—134-03 Dahlia Avenue, north side, 17 feet 3 inches east of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.  
APPEARANCES—  
For Applicant: Merwin Lewis.  
ACTION OF BOARD—Laid over; date to be set and to be inspected after applicant has informed the Board as to whether or not the sprayer has been installed.

**61-60-A**  
APPLICANT—William Chamoy, Acting Borough Superintendent, The Bronx.  
OWNER OF PREMISES—Jacob Starr.  
SUBJECT—Application January 27, 1960—Revocation of Certificate of Occupancy 26559—issued on April 16, 1959.  
PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.  
APPEARANCES—  
For Applicant: None.  
For Owner: Leonard F. Rothkrug.  
ACTION OF BOARD—Laid over to March 22, 1960, at 10 A. M. for hearing in conjunction with Cal. No. 157-57-BZ, a zoning application.

**32-48-A—Vol. III**  
APPLICANT—Arthur A. Schiller for Board of Higher Education, owner.  
SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition, for a term of years.  
PREMISES AFFECTED—65-76 Kissena Boulevard, Melbourne Avenue and 150th Street, (Queens College Campus), Block 6517, Lot 1, Flushing, Borough of Queens.  
APPEARANCES—  
For Applicant: George Berger.  
ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.  
THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**420-59-A—Vol. II**  
APPLICANT—A. L. Seiden for Bertha Best, owner.  
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal, decision of the Borough Superintendent—re egress; previously denied.  
PREMISES AFFECTED—41-43 Division Street, south side, 132.2½ feet west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.  
APPEARANCES—  
For Applicant: A. L. Seiden.  
ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.  
THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**479-39-BZ—Vol. III**  
APPLICANT—Haus and Bresin for Lakeden Realty Corp., owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of accessories, minor repairs with hand tools only, non-automatic auto wash and the parking and storage of

more than 5 motor vehicles all for a temporary term of 15 years.  
PREMISES AFFECTED—184-194 Ludlow Street and 207-215 East Houston Street, southeast corner, Block 412, part of Lot 53, Borough of Manhattan.  
APPEARANCES—  
For Applicant: Sidney Greenfeld.  
ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0  
THE RESOLUTION—  
WHEREAS, this application was granted by the Board on March 10, 1959 on certain conditions; and  
WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.  
Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 10, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:  
"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (NB App 104/58)

**959-57-BZ**  
APPLICANT—Kenneth W. Milnes for Frank and Wesley Van Hoesen, owners.  
SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired February 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, a new modern four bay masonry building as additional accessory building to the present gasoline service station, the new building to be used for lubritorium, car wash, motor adjustments and minor repairs with hand tools only.  
PREMISES AFFECTED—3701 Amboy Road, northwest corner of Old Amboy Road, Block 4645, Lot 100, Great Kills, Borough of Richmond.  
APPEARANCES—  
For Applicant: Kenneth W. Milnes.  
ACTION OF BOARD—Application reopened and resolution amended.  
THE VOTE—  
Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0  
THE RESOLUTION—  
WHEREAS, this application was granted by the Board on February 25, 1959 on certain conditions; and  
WHEREAS, the applicant requested an amendment of the resolution.  
Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 25, 1959, by adding thereto:

"that the existing frame office and service building may be demolished; that the increase in size, rearrangement and redesign of the proposed accessory building may be permitted as shown on revised drawing marked, 'Received February 24, 1960', one sheet, on condition that other than as herein amended the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a new Certificate of Occupancy shall be obtained." (N.B. 733/56)

**471-58-BZ**  
APPLICANT—William C. Kane for Pat Management Corp., owner.



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**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired February 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e and 7i of the Zoning Resolution, permitting in a retail use district a gasoline service station, lubritorium, non-automatic car wash, motor vehicle repair shop using hand tools only, parking of more than 5 motor vehicles.

**PREMISES AFFECTED**—801-821 Sound View Avenue, 1701-1751 Lafayette Avenue northwest corner and 800-830 Rosedale Avenue, Block 3637, Lot 64, Borough of The Bronx.

## APPEARANCES—

For Applicant: Maurice J. Schulkind.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 25, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 25, 1960, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (N.B. 648/58)

## 979-24-BZ—Vol. III

**APPLICANT**—Gustave Goldman for Chris Vamakatis, owner.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a store (previously Vol. I granted by the Board for the conduct of retail business) to an undertaking establishment.

**PREMISES AFFECTED**—6914, 6916, 6918 and 6920 4th Avenue, west side, 99 feet 11¼ inches north of Ovington Avenue, Block 5872, Lots 47, 48, 49 and 50, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Gustave Goldman.

**ACTION OF BOARD**—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Green for R. & P. Associates, Inc., owner.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a retail-1 and business-1 use district the elimination of the most northerly store fronting on 7th Avenue to provide access from 7th Avenue to the parking site.

**PREMISES AFFECTED**—821-827 7th Avenue and 159-167 West 53rd Street northeast corner and 156-158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. G. L. Molloy.

**ACTION OF BOARD**—Application reopened as Vol. III,

subject to the regular procedure, on condition that the parking for additional cars requested shall not exceed 149.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired January 28, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

## APPEARANCES—

For Applicant: Isaac Weinstein.

**ACTION OF BOARD**—Application reopened and set for hearing on April 5, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough superintendent, which has been filed, for inspection and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 212-54-BZ—Vol. II

**APPLICANT**—Burke, Green & Groh for Sally Sherman and Leonard Goldberg, owners.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e and 7h of the Zoning Resolution, to permit for a term of 15 years, in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs, storage, sale of accessories and office, and permit the parking and storage of motor vehicles on unbuilt upon portion of plot.

**PREMISES AFFECTED**—145-15 243rd Street, northeast corner of Mayda Road, Block 13568, Lot 25, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 448-55-BZ—Vol. II

**APPLICANT**—Max Siegel Associates for Leo Silver Sons, Inc., owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use F area district, the proposed structure to be occupied as stores with setback less than 15 feet from the street line with coverage in excess of that permitted.

**PREMISES AFFECTED**—5600-5610B Riverdale Avenue northeast corner of West 256th Street, Block 3423, Lots 91 and 95, Borough of The Bronx.

## APPEARANCES—

For Applicant: John Hronec.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 191-56-BZ—Vol. II

APPLICANT—James J. Lyons, Jr., and John J. Lynch  
for Max Greenberg, owner.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—re Application, de-  
cision of the Borough Superintendent; previously denied,  
under section 7h of the Zoning Resolution, permitting in  
a residence use district, the maintenance of an existing 2  
car garage (contrary to C.O. 1411-40) and proposed park-  
ing lot for more than 5 motor vehicles.

PREMISES AFFECTED—1707-1713 Montgomery Avenue,  
west side, 98.66 feet north of West 176th Street, Block  
2877, Lots 477 and 479, Borough of The Bronx.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 275-56-BZ

APPLICANT—Kenneth W. Milnes for Harold S. Goetz,  
owner.

SUBJECT—Application for consideration—reopening for  
reconsideration and new determination by order of the  
Court—re Application, decision of the Borough Superin-  
tendent; previously granted on condition, under section 7e  
of the Zoning Resolution, permitting in a gasoline service  
station, office, sales, car wash (non-automatic), minor re-  
pairs and lubritorium.

PREMISES AFFECTED—929 Manor Road, northeast  
corner of Lincoln Street, Block 700, Lot 1, West New  
Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened as Vol. II  
subject to the regular procedure; for reconsideration and  
the making of a new determination, in accordance with  
the order of the Court.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 645-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Yerna J. Kauff-  
man, owner.

SUBJECT—Application for consideration—reopening as  
Vol. II subject to regular procedure—re Application, de-  
cision of the Borough Superintendent; previously denied,  
under section 7h of the Zoning Resolution, to permit in  
a residence use district, the maintenance of a parking lot,  
non-transient, for pleasure type cars only for daily use by  
officers and employees of the Kings Highway Savings  
Bank and for evening use by the officers of the Avenue  
R Temple for a term of 5 years.

PREMISES AFFECTED—1717 East 16th Street, east side,  
120 feet south of Quentin Road, Block 6799, Lot 85, Bor-  
ough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II,  
subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

Adjourned: 2:55 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# PUBLIC HEARING

## NOTICE OF PUBLIC HEARING

### CAL. NO. 217-21-SR

NOTICE IS HEREBY GIVEN that a public hearing  
will be held by the Board of Standards and Appeals *Friday*  
April 1, 1960 at 10 A.M. in Room 909, at 80 Lafayette  
Street, Manhattan, on the following proposed amendments  
to the rules covering the installation and use of oil burning  
equipment and the storage of oils used in construction there-  
with. New matter in capitals, old matter in brackets [ ] to  
be omitted.

### Rule 2 Definitions

2.3 AUTOMATIC PUMP: [Shall mean an automatic  
transfer pump operating independent of the burner to  
provide a continuous supply of oil] IS A PUMP, NOT  
AN INTEGRAL PART OF THE BURNER,  
WHICH AUTOMATICALLY PUMPS OIL FROM  
THE SUPPLY TANK AND DELIVERS THE OIL  
BY GRAVITY UNDER A CONSTANT HEAD TO  
AN OIL BURNING APPLIANCE. THE PUMP IS  
DESIGNED TO STOP PUMPING AUTOMAT-  
ICALLY IN CASE OF TOTAL BREAKAGE OF  
THE OIL SUPPLY LINE BETWEEN THE PUMP  
AND THE APPLIANCE.

2.13.4 Note—All fire retarding material to be applied  
as required in rules for fire retarding material  
of the Board of Standards and Appeals, OR, IN  
THE CASE OF PRIVATE DWELLINGS,

AS REQUIRED IN SECTION C 26—669.0.  
a ADMINISTRATIVE BUILDING CODE.

2.35 TRANSFER PUMP: [An oil pump that is not an in-  
tegral part of the burner and which is installed between  
storage tank and burner.] IS AN OIL PUMP, AUTO-  
MATICALLY OR MANUALLY OPERATED,  
WHICH TRANSFERS OIL THROUGH CONTIN-  
UOUS PIPING FROM A SUPPLY TANK TO AN  
OIL BURNING APPLIANCE OR TO AN AUX-  
ILIARY TANK AND WHICH IS NOT DESIGNED  
TO STOP PUMPING AUTOMATICALLY IN  
CASE OF TOTAL BREAKAGE OF THE OIL  
SUPPLY OR RETURN LINES.

### Rule 14. Fire Protection

Note: In order that the intent of Local Law [No. 145 of  
1940] No. 32 OF 1958 be carried out, Section C26-  
693.0 sub. d, par 1, 2, [3] 4 is superseded by the fol-  
lowing:

## NOTICE OF PUBLIC HEARING

### Cal. No. 168-60-SR

NOTICE IS HEREBY GIVEN that a public hearing  
will be held by the Board of Standards and Appeals *Friday*,  
April 1, 1960 at 10 A.M. in Room 909, at 80 Lafayette  
Street, Manhattan, on the following proposed adoption of  
proposed rules for Approval and Use of Portland Blast-  
Furnace Slag Cements.



# PUBLIC HEARING

## Authority

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

## Definitions

- 1.0 Portland blast-furnace slag cement, Type IS and air-entraining portland blast-furnace slag cement, Type IS-A, shall mean those cements meeting the requirements of ASTM Designation: C205 latest revision, for Type IS and Type IS-A cements.
- 1.1 "Approved" for the purposes of these rules shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City pursuant to Section C26-312.0(c)2 of the Administrative Building Code.

## Uses

- 2.0 Portland blast-furnace slag cement, Type IS, when approved may be used in New York City wherever the use of portland cement is permitted by the Administrative Code.
- 2.1 Air Entraining portland blast-furnace slag cement, Type IS-A, when approved may be used wherever the use of air entraining portland cement is permitted by the Administrative Code.
  - 2.1.1 Concrete containing air-entraining portland blast-furnace slag cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
  - 2.1.2 When plain concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be  $7\frac{1}{2}$  U. S. gallons per sack of cement.
  - 2.1.3 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be  $6\frac{1}{2}$  U. S. gallons per sack of cement.
  - 2.1.4 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

## STATEMENT

Portland blast-furnace slag cement has been produced in the United States since 1938, and is presently manufactured by 8 cement companies (13 different plants). For several years one of these companies, the Green Bag Cement Division, Pittsburgh Coke and Chemical Company, Neville Island, Pa., has been producing portland blast-furnace slag cement exclusively in preference to portland cement.

Portland blast-furnace slag cement is covered by national specifications of the American Society for Testing Materials, the Federal Government, and the American Association of State Highway Officials in the same way as portland cement. These specifications are Tentative Specifications for portland Blast-Furnace Slag Cement, ASTM Designation: C205-58T (First issued as C205-46T in 1946).

Interim Federal Specification, Cements, Portland Blast-Furnace Slag SS-C-00197a.

American Association of State Highway Officials, Standard Specifications for Portland Blast-Furnace Slag Cement, AASHTO Designation: M151-53.

All three of these specifications require that the portland blast-furnace slag cement be an intimately interground mixture of portland cement clinker and granulated blast-furnace slag and that the slag constituent shall not be less than 25 percent and shall not exceed 65 percent of the portland blast-furnace slag cement by weight.

The strength requirements in the specifications for portland blast-furnace slag cements are the same as for portland cements having similar uses. For example, a comparison of ASTM Specifications, C205-58T for portland blast-furnace slag cements with ASTM Specifications C150-56 for portland cements shows that the strength requirements for Type IS are the same as for Type I portland cement.

Portland blast-furnace slag cement is now being included in many ASTM Specifications for concrete and concrete products. These are as follows:

Tentative Specifications for Ready-Mixed Concrete, ASTM Designation: C94.

Tentative Specifications for Packaged, Dry, Combined Materials for mortar and concrete, ASTM: C387.

Tentative Specifications for mortar for Unit Masonry, ASTM Designation: C270.

Standard Specifications for concrete, sewer pipe, ASTM Designation: C14.

Tentative Specifications for Reinforced concrete culvert, storm drain and sewer pipe, ASTM Designation: C76.

Tentative Specifications for reinforced concrete Low-Head Pressure Pipe, ASTM Designation: C361.

Tentative Specifications for Reinforced Concrete Low-Heat Internal Pressure Sewer Pipe, ASTM Designation: C362.

Standard Specifications for Concrete Pipe for Irrigation or Drainage, ASTM Designation: C118.

The following agencies include portland blast-furnace slag cement in their specifications and have used it in various construction projects:

Pennsylvania Department of Highways

Ohio Department of Highways

State of West Virginia

Michigan Highway Department

Illinois State Division of Highways

Indiana State Highway Commission

Wisconsin Highway Department

North Dakota State Highway Department

Pennsylvania Turnpike Commission

West Virginia Turnpike Commission

County of Allegheny, Pa.

City of Pittsburgh, Pa.

City of Milwaukee, Wisc.

Corps of Engineers, Guide Specification of Military Construction, Pavement, Concrete

Corps of Engineers, Pittsburgh District, Civil Works

The Division of Physical Research, Bureau of Public Roads, has conducted extensive tests using 5 portland blast-furnace slag cements from five (5) different plants in comparison with Type I, portland cement produced at each plant. The results of these tests are given in the paper entitled, "Tests of Concrete Containing Portland Blast-Furnace Slag Cement," beginning on page 227 of the October, 1957 issue of "Public Roads."

Additional tests have been made by the Concrete Division, Waterways Experiment Station, Corps of Engineers, Jackson, Miss., in which 6 portland blast-furnace slag cements, Type IS, and 1 air-entraining portland blast-furnace slag cement, Type IS-A, were used in comparison with Type II portland cement. The results of these tests are included in the paper entitled, "Laboratory Tests of Portland Blast-Furnace Slag Cements," which appeared in the September, 1957 issue of the JOURNAL OF THE AMERICAN CONCRETE INSTITUTE, No. 3, Volume 29.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;  
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 12

### DIRECTORY

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Rules Relating to Smoking in Factories, etc.

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 15, 1960 Certiorari Order and Petition was served on the Board by Warner, Birdsall & Anuso, attorneys for petitioners, Aron Manor Nursing Home, Aron Maged and Gedman Realty Corporation, owners, seeking a review of the Board's denial on February 16, 1960 of an appeal from a decision and order of the Fire Commissioner, re sprinkler system; Calendar Number 482-59-A; Premises 42-44 West 74th Street, southside, 225 feet east of Columbus Avenue, Block 1126, Lot 55, Borough of Manhattan.

\* \* \* \* \*

### COURT DECISION

Matter of Peter Pan Playland, Inc. vs. Foley:—On September 29, 1959, the Board denied an application, reopened April 21, 1959 as Volume III—based on a decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking area from the retail portion to the residence portion of the plot for patrons' cars, without fees, as an accessory to the existing Kiddy Park; Calendar Number 168-55-BZ—Vol. III; Premises 2601-2629 Emmons Avenue, northwest corner of 2796-2834 East 27th Street, 2793-2829 East 26th Street and 3594-3620 Shore Parkway, Block 7499, Lots 40 and 80, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice DiGiovanna, reversed the Board in a decision, stated in part as follows: (N. Y. Law Journal, March 3, 1960, pages 14 and 15):

"Accordingly, the motion to vacate the order of certiorari, &c., is denied, the decision of respondent board vacated and annulled and the board is directed to grant the variance as applied for. Settle order on notice."

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to March 15, 1960.*

*Cal. No. Dept. Premises Affected*

**170-60-A**—B.Q.—88-15 168th Street, east side from 88th Avenue to 89th Avenue, Block 9819, Lot 3, Jamaica, Borough of Queens, N.B. 4669-59, re—rear yards, multiple dwelling.

**171-60-SM**—Alpha 101, unplasticized polyvinyl chloride plastic pipe, manufactured by Alpha Plastics, Inc., Material.

**172-60-BZ**—B.Q.—252-00 Horace Harding Expressway (service road) southeast corner 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens, N.B. 4316-59, re—setback, "E" area district, residence use district.

**173-60-A**—B.Q.—252-00 Horace Harding Expressway (service road), southeast corner 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens, N.B. 4316-59, re—stairs, stair enclosures and stairways.

**174-60-A**—B.Q.—187 Beach 61st Street, west side, 106 feet south of Rockaway Beach Boulevard, Block 15904, Lot 25, Rockaway Beach, Borough of Queens, N.B. 161-60, re—fire limits, frame construction, 2" wood frames.

**175-60-A**—B.Q.—189 Beach 61st Street, west side, 82 feet south of Rockaway Beach Boulevard, Block 15904, Lot 23, Rockaway Beach, Borough of Queens, N.B. 160-60, re—fire limits, frame construction, 2" wood frames.

**176-60-A**—B.Q.—191 Beach 61st Street, west side, 58 feet south of Rockaway Beach Boulevard, Block 15904, Lot 21, Rockaway Beach, Borough of Queens, N.B. 159-60, re—fire limits, frame construction, 2" wood frames.

**177-60-A**—B.Q.—195 Beach 61st Street, west side, 34 feet south of Rockaway Beach Boulevard, Block 15904, Lot 20, Rockaway Beach, Borough of Queens, N.B. 158-60, re—fire limits, frame construction, 2" wood frames.

**178-60-A**—B.Q.—197 Beach 61st Street, southwest corner Rockaway Beach Boulevard, Block 15904, Lot 19, Rockaway Beach, Borough of Queens, N.B. 157-60, re—fire limits, frame construction, 2" wood frames.

**179-60-A**—B.Bx.—3000 Bronx Park East, northeast corner Adeo Avenue, Block 4543, Lots 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67 and 22-P, Borough of The Bronx, N.B. 308-59, re—use of double hung aluminum windows, not of approved type, multiple dwelling.

**180-60-BZ**—B.Q.—191-15 Northern Boulevard, northwest corner 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens, N.B. 7-60, re—proposed erection of gasoline service station, non-automatic auto washing, lubrication, office, parking and storage of motor vehicles, etc., retail and residence use districts.

**181-60-BZ**—B.Q.—23-28 30th Avenue, south side, 91.83 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens, N.B. 3739-59, re—proposed change in

use from parking lot to auto laundry, business use and residence use districts.

**182-60-A**—B.Q.—1261 Far Rockaway Boulevard, southwest corner Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens, N.B. 4643-56, re—open spaces must be minimum 5 feet in depth along entire lot fronts in order to establish curb level.

**183-60-BZ**—B.M.—1 West 8th Street, and 10 5th Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan, Alt. 1949-59, re—proposed extension of store, residence use district.

**184-60-BZ**—B.M.—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11, Borough of Manhattan, Alt. 1602-59, re—change in use from one non-conforming use to another non-conforming use, laundry to commercial photographers, residence use district.

**185-60-BZ**—B.Q.—76-20 57th Road, south side, 110 feet west of 78th Street, Block 2816, Lot 71, Elmhurst, Borough of Queens, Alt. 91-60, re—rear yard, omission of, residence use district.

**186-60-BZ**—B.B.—393-399 Halsey Street, north side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn, Alt. 3459-59, re—change of use from 1st floor Fire Dept., 2nd floor office with office and shed for the storage and sales of building material on same plot, to first floor storage of building material, 2nd floor office with office and sheds for the storage and sales of building materials, residence use district.

**187-60-A**—B.B.—393-399 Halsey Street, north side, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn, Alt. 3459-59, re—stair.

**188-60-A**—B.Q.—151-06 88th Street, northeast corner 151st Street, Block 11420, Lot 15, Howard Beach, Borough of Queens, F. D. Order No. 5060-9, re—discontinuance of storage and use of liquefied chlorine.

**189-60-SM**—Weldwood SaF303, fire retardant paint, manufactured by United States Plywood Corporation, Material.

**190-60-BZ**—B.M.—101-105 West 13th Street and 509-511 Avenue of the Americas, northwest corner, Block 609, Lots 47 and 48, Borough of Manhattan, N.B. 47-59, re—business use in residence use district, show windows and business entrances within a distance of 75 feet from residence use district and area, retail and residence use districts.

**191-60-BZ**—B.B.—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn, Alt. 3948-59, proposed change of occupancy from accessory garage and stable to 4 car non storage garage, non-combustible storage and gasoline pump and tank storage for owner's own use and parking of not more than 5 motor vehicles in the open spaces, residence use district; rear yard required.

**192-60-A**—B.B.—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112,



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Borough of Brooklyn, Alt. 3948-59, re—proposed building not fronting on legal street.

**193-60-BZ—B.Q.**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens, Alt. 57-60, re—conversion of accessory garage to dwelling located in rear yard, residence use district; rear yards.

**194-60-A—B.Q.**—32-03 Leavitt Street, east side, 10 feet south of 32nd Avenue, Block 4954, Lot 18, Flushing, Borough of Queens, Alt. 57-60, re—side yards, cellar and attic floors, and exterior wood frame walls.

**195-60-A—B.B.**—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn, F. D. Order No. 40-0, re—sprinkler system.

**196-60-SM**—Insuplast, (fireproofing spray for underside steel deck), manufactured by Building Materials Co. Inc., Material.

## Restored to Docket

**618-29-BZ—Vol. II—B.B.**—651-653 New York Avenue, northeast corner of Hawthorn Street, Block 4815, Lot 1, Borough of Brooklyn, Alt. 2513-59, re—gasoline service station, lubritorium, minor auto repairs, car wash, parking and parking and storage of more than five motor vehicles, etc.—business use district.

**887-53-BZ—Vol. II—B.Q.**—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 9648, Lot 1, Kew Gardens, Borough of Queens, Alt. 2862-59, re—extension of an existing business building into a residence use district; parking and curb cuts—business and residence use districts.

**414-41-BZ—Vol. IV—B.B.**—2906-2926 West 17th Street, west side, 35 feet, 6 inches south of Mermaid Avenue; 2913-2915 West 19th Street, east side, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14 and 16, Borough of Brooklyn, Alt. 160-60, re—parking of motor vehicles—local retail and residence use districts.

**571-27-BZ—Vol. III—B.B.**—885 Rogers Avenue, southeast corner of Snyder Avenue, Block 5111, Lot 6, Borough of Brooklyn, Amendment to N.B. 885-59, re—construction of a show window and entrance exceeding 3 feet, 6 inches within 75 feet of the residence use district—business and residence districts.

**339-32-BZ—Vol. III—B.B.**—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn, Alt. 1001-50, reopened for consideration as to extension of time to complete, re—1 building for the manufacture of incombustibles and second building for auto glass shop, mixing of lubricating oils, one family apartment, etc.—residence, business and manufacturing use districts.

**1047-22-BZ—Vol. II—B.Bx.**—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77,

Borough of The Bronx, Alt. 675-58, re—enlargement of the portion of the building in residence use district for retail use, etc.—residence and retail use districts.

**169-49-BZ—Vol. II—B.R.**—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond, N.B. 80-58, reopened and restored to docket, re—gasoline service station, lubritorium, sale of auto accessories, car wash (non-automatic), parking of more than five (5) motor vehicles, etc.—residence use district.

**192-38-BZ—B.Bx.**—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx, Alt. 101-60, reopened for consideration as to extension of term of variance, re—motor vehicle repair shop—business use district.

**746-49-BZ—Vol. II—B.M.**—4423-4429 Broadway, west side, 158 feet, 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan, Alt. 174-60, re—motor vehicle repair shop and garage for not more than five (5) motor vehicles—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

### Last Publication

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| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                                                                                             | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
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| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 24, 1960—Vol. 45, No. 12  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
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| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
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| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) Procedure, Rules of .....                                     | Aug. 3, 1937—Vol. 22, No. 31   |
| Smoking in Factories, Rules for..                                                                                                                            | Nov. 13, 1956.                 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Oct. 8, 1959—Vol. 44, No. 40   |
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Sprinkler, Rules ..... June 29, 1937—Vol. 22, No. 26  
 Standpipe Fireline Rules ..... June 8, 1937—Vol. 22, No. 23  
 Structural Alterations, Reporting. June 7, 1932—Vol. 17, No. 23  
 Wire Glass Rules (Amendment to Rule 505 of Industrial Code) .. Sept. 3, 1946—Vol. 31, No. 36  
 Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## MARCH 29, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, March 29, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 607-59-BZ

APPLICANT—Aaron Halpern for Julia Monte, owner.  
 SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F area district the conversion of a one family dwelling to a two family dwelling and construction of an extension to the rear encroaching on the required rear yard.  
 PREMISES AFFECTED—83-21 168th Street, East side, 200.32 feet and 200.74 feet north of Bath Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

### 706-59-BZ

APPLICANT—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.  
 SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, blending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.  
 PREMISES AFFECTED—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

### 707-59-A

APPLICANT—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.  
 SUBJECT—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re class 3 construction.  
 PREMISES AFFECTED—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

### 691-59-BZ

APPLICANT—Harry A. Yarish for Pauline Lisker, owner.  
 SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 for the Zoning Resolution, to permit in a residence use C area district, the erection of a one story building for

use of stores, occupying more than their permitted area and without the required rear yard.  
 PREMISES AFFECTED—3832-3836 Kings Highway, south side, 47 feet 2  $\frac{7}{8}$  inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

### 632-59-BZ

APPLICANT—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.  
 SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of twenty (20) years.  
 PREMISES AFFECTED—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

### 403-57-BZ-Vol. II

APPLICANT—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.  
 SUBJECT—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7A (d) of the Zoning Resolution, to permit in a local retail district, the erection and maintenance of a gasoline service station, lubricatorium, office and accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.  
 PREMISES AFFECTED—3070 to 3092 Avenue U. south side, from Bragg Street to Brigham Street, 2101 to 2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

### 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.  
 SUBJECT—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.  
 PREMISES AFFECTED—45-01 to 45-19, (45-05 Official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bay-side, Borough of Queens.

### 650-59-BZ

APPLICANT—Carl H. Salminen for John Ryback, owner.  
 SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.  
 PREMISES AFFECTED—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

### 724-59-BZ

APPLICANT—Sidney H. Kitzler for Murray M. Pomeranz and Louis Trotner, owners; Esso Standard Oil Company, lessee.



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**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—32-48 Jamaica Avenue, south side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Avenue and 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

## 210-59-BZ

**APPLICANT**—Samuel Carr for Pericles Mellon, owner.

**SUBJECT**—Application April 1, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess than that permitted within a designated airport.

**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

Laid over from January 5, 1960, to January 19, 1960, for hearing at request of objector, applicant concurring; then to February 2, 1960, for inspection and decision; then adjourned to tentative date of March 1, 1960, for decision; at the request of applicant to revise plans and obtain new decision; then to March 29, 1960, for continued hearing at request of the applicant.

## 595-49-BZ

**APPLICANT**—Galante Realty Corporation, owner.

**SUBJECT**—Application reopened March 1, 1960 for consideration as to extension of term of variance, expires March 29, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stable to baling of scrap and waste paper.

**PREMISES AFFECTED**—590 Water Street, north side, 68 feet 1 inch west of Montgomery Street, Block 245, Lot 44, Borough of Manhattan.

## 660-23-BZ—Vol. II

**APPLICANT**—Esso Standard for Humble Oil and Refining Company, owner.

**SUBJECT**—Application reopened March 1, 1960 for consideration as to extension of term of variance for parking and storage, expired February 23, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the reconstruction of existing gasoline service station to include the lubritorium, car washing, repairs to motor vehicles and the parking and storage of motor vehicles on unbuilt upon portion of lot.

**PREMISES AFFECTED**—150-154 Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of the Bronx

## 247-59-BZ

**APPLICANT**—Ingram S. Carner for Edward Seiz and Catherine Seiz Dwyer, owners.

**SUBJECT**—Application April 17, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district the erection of an accessory stone monument factory and storage building, and provide an easement for the access thereto on the residence portion. The proposed building will encroach on the required rear yard.

**PREMISES AFFECTED**—69-19 Metropolitan Avenue, northside, 75.69 feet west of 70th Street, Block 3050, Lot 45, Middle Village, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 162-59-BZ

**APPLICANT**—Herman Kron for L. B. Oil Co. Inc., owner.

**SUBJECT**—Application March 18, 1959—decision of the Borough Superintendent, under sections 7a, 7i, 7A of the Zoning Resolution, to permit in a business use district, the reconstruction extension and maintenance of a gasoline service station, lubritorium, auto laundry, machine shop, motor vehicle repairs, store office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

**Hearing closed**—Laid over from February 24, 1960, to March 8, 1960, for inspection and decision; then to March 29, 1960, for applicant to file revised drawings, and for decision.

## 425-59-BZ

**APPLICANT**—Norman Lederer and Leonard Joseph for Mary Building Company Incorporated; owner of Contract: Salvatore Contone, Jr.

**SUBJECT**—Application June 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building from bar and restaurant to factory for manufacturing of ladies dresses and garments of the needle trade.

**PREMISES AFFECTED**—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for inspection and decision.

## 200-24-BZ—Vol. III

**APPLICANT**—Leonard F. Rothkrug, Herbst and Rusciano for Jerome Estates, Inc., owner.

**SUBJECT**—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the board, to auto repair, minor body and fender work, auto painting—for a term of ten (10) years.

**PREMISES AFFECTED**—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for inspection and decision; applicant to file revised plan.

## 718-59-BZ

**APPLICANT**—Maxfield Blaufeux for John Baldanza, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—1843 to 1845 Nostrand Avenue, east side, 34 feet 10 inches south of Avenue D, Block 4964, Lot 35, Borough of Brooklyn.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for inspection and decision.

## 751-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.



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**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c, 7i, 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales and utility rooms, and parking and storage of motor vehicles, ground signs, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—209-06 to 209-18 (209-08 Official) 48th Avenue, and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.

Laid over from March 15, 1960, to March 29, 1960, for inspection and decision; applicant to submit revised plans as outlined by the Board.

## 377-59-BZ

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of business signs on an existing marquee for a stated term of five (5) years.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for inspection and decision.

## 378-59-A

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—Class III Construction, Public Market.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

## 684-59-BZ

**APPLICANT**—Jacob Berman for Ozone Metal Products, owner.

**SUBJECT**—Application October 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of the company only.

**PREMISES AFFECTED**—101-16 103rd Avenue, southwest corner of 102nd Street, Block 9505, Lots 5 and 9, Ozone Park, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to March 29th 1960, for inspection and decision; applicant to file proper complete plans.

## 685-59-BZ

**APPLICANT**—Mazza and Seccia for Carnegie Hall Incorporated, owner; Filex Corporation, lessee.

**SUBJECT**—Application October 23, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles and attendant's shanty extending from the business use into the restricted retail use portion of the plot.

**PREMISES AFFECTED**—152 West 57th Street, south side, 150 feet east of 7th Avenue, and 155-159 West 56th Street, Block 1009, Lots 6, 8 and 57, Borough of Manhattan.

Laid over from March 15, 1960, to March 29, 1960, for inspection and decision; applicant to file revised plans as outlined by the Board.

## 753-59-BZ

**APPLICANT**—Maxfield Blaubeux for Joseph Angelone, owner; King Kullen Grocery Company, Incorporated, lessee.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of the plot.

**PREMISES AFFECTED**—114-44 Van Wyck Expressway, west side, 100 feet north of 115th Avenue, Block 11661, Lot 17, South Ozone Park, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for inspection and decision.

## 931-54-BZ—Vol. II

**APPLICANT**—Jacob Berman for Sidney Esikoff and Randolph J. Kruger, owners; G and T Service Station, lessee.

**SUBJECT**—Application reopened October 27, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a present gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars awaiting service to gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, automatic auto laundry, storage and sale of accessories, office and parking of cars awaiting service.

**PREMISES AFFECTED**—3513 to 3527 Atlantic Avenue and 308 to 316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

**Hearing closed**—Laid over from March 15, 1960, to March 29, 1960, for applicant to file flow diagram and for inspection and decision; hearing closed.

## 843-59-BZ

**APPLICANT**—Charles M. Spindler for Felix DeVito, owner.

**SUBJECT**—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.

**PREMISES AFFECTED**—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.

**Hearing closed**—Laid over from March 8, 1960, for continued hearing, to March 15, 1960, at the request of an objector; then to March 29, 1960, for inspection and decision.

## 752-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, non-automatic car wash, lubritorium, salesroom and car wash and extend these uses to include minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th St. within 75 ft. of the residence use district.

**PREMISES AFFECTED**—228-12 to 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.



# CALENDAR

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision; applicant to file revised plans; then to March 29, 1960, for decision; applicant to file additional plan and elevation as outlined by the Board.

## 201-57-BZ—Vol. II

**APPLICANT**—Harry A. Yarish for Marie Kramer, owner.  
**SUBJECT**—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from March 1, 1960, to March 15, 1960, for inspection and decision; then to March 29, 1960, for decision; applicant to file revised plan.

MAX H. FOLEY, *Chairman*.

## MARCH 29, 1960, 2 P.M.

**NOTICE IS HEREBY GIVEN** of a public hearing *Tuesday afternoon March 29, 1960, at 2 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y.* on the following matters:

### 759-59-A

**APPLICANT**—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

**SUBJECT**—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re Ransburg #2 Electro-Static Sprayer.

**PREMISES AFFECTED**—134-03 Dahlia Avenue, north side, 17 feet 3 inches east of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

### 705-59-A

**APPLICANT**—Robert J. Crinnion for Rose Conti, owner.  
**SUBJECT**—Application October 30, 1959—Appeal from a decision of the Borough Superintendent, re height of ceiling, basement.

**PREMISES AFFECTED**—2826 Philip Avenue, southeast corner of Quincy Avenue, Block 5545, Lot 80, Borough of The Bronx.

### 746-59-A

**APPLICANT**—Robert J. Crinnion for Neimall Realty Corporation, owner.

**SUBJECT**—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

**PREMISES AFFECTED**—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

### 863-59-A

**APPLICANT**—Harry Hurwit for Kurt Frontheim, owner.

**SUBJECT**—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

### 793-59-A

**APPLICANT**—Henry George Greene for Young Men's Philanthropic League, owner.

**SUBJECT**—Application December 2, 1959—Appeal from a decision of the Borough Superintendent,—re doors.

**PREMISES AFFECTED**—4 East 80th Street, south side, 125 feet east of Fifth Avenue, Block 1491, Lot 67, Borough of Manhattan.

### 797-59-A

**APPLICANT**—Herman E. Horwood for Carl Ahlers Incorporated, owner.

**SUBJECT**—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—168 Duane Street, south side, 44 feet 7¾ inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

### 860-59-A

**APPLICANT**—Michael D. Schwartz for Elizabeth Manning, owner.

**SUBJECT**—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 building, business use.

**PREMISES AFFECTED**—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

## APRIL 1, 1960, 10 A.M.

**NOTICE IS HEREBY GIVEN** of a public hearing *Friday Morning April 1, 1960 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y.,* on the following matters:

### 217-21-SR

Proposed Amendments to the Oil Burner Rules.

### 168-60-SR

Adoption of Proposed Rules For Approval & Use Of Portland Blast-Furnace Slag Cements.

MAX H. FOLEY, *Chairman*.

## APRIL 5, 1960, 10 A.M.

**NOTICE IS HEREBY GIVEN** of a public hearing *Tuesday morning, April 5, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y.,* on the following matter:

### 37-59-BZ

**APPLICANT**—George Gomez, owner.

**SUBJECT**—Application January 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

**PREMISES AFFECTED**—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to April 5, 1960, for inspection and decision; applicant to file revised plans.

MAX H. FOLEY, *Chairman*.

## APRIL 5, 1960, 2 P. M.

**NOTICE IS HEREBY GIVEN** of a public hearing *Tuesday afternoon, April 5, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y.,* on the following matters:

### 772-55-SM

**APPLICANT**—Suydam Div., Pittsburgh Plate Glass Company, owner—prime coat for structural steel.

### 832-56-SA

**APPLICANT**—Penn. Bradford Appliance Corp., owner—gas-fired hot water heaters.

### 607-58-SA

**APPLICANT**—Burnham Corporation, owner—gas-fired warm air furnaces.

### 255-59-SA

**APPLICANT**—Rohm & Haas Company, owner—plexiglass light diffuser.

### 606-59-SA

**APPLICANT**—Layne & Bowler Pump Company, owner—fuel pump.

### 897-59-SA

**APPLICANT**—Despatch Oven Company, owner—gas-fired paint drying oven.



# CALENDAR

## 905-59-SA

APPLICANT—National Cylinder Gas Div. of Chemtron Corp., owner—storage tank.

## 107-60-SM

APPLICANT—The Marblette Corp., owner—method of repairs for fuel oil tanks.

## 820-59-A

APPLICANT—Carl H. Salminen and J. D. Graves for

Wertsville Industries, Inc.; 601 West 26th Street Corp., owner; Bove Finishing Co., Inc., lessee.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent—re installation of Gula Infra-rapid German Machine, not approved.

PREMISES AFFECTED—601 West 26th Street, north side, from 11th to 12th Avenues and from West 26th Street to West 27th Street, (12th floor), Block 672, Lot 1, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING MARCH 15, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 1, 1960 were approved as printed in the Bulletin of March 10, 1960, Vol. 45. No. 10.

## 200-24-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Jerome Estates, Inc., owner.

SUBJECT—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the board, to auto repair, minor body and fender work and auto painting for a term of ten (10) years.

PREMISES AFFECTED—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street, and 3103 Villa Avenue, Block 3321, Lot 25, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Morice Haymes.

For Opposition: None.

ACTION OF BOARD—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawing; hearing closed.

## 358-26-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use, B area district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees cars in the residence use portion of the lot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, southside, and 100 East 175th Street, Block 2822, Lot 27, Borough of The Bronx.

## APPEARANCES—

For Applicant: Marion E. Horsburgh.

For Opposition: None.

ACTION OF BOARD—Laid over to April 19, 1960, at 10 A.M. for hearing; applicant to send out notices to affected property owners and for new publication in the Bulletin.

## 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section

7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage, to factory, for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, southside, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and Harry Helfer. For Opposition: Albert Clarke, Emma G. Ashmore, Florzema Burgess, B. B. Overton, Oliver Edwards, Catherine McGovern Cacaci, and H. H. Robbins.

ACTION OF BOARD—Laid over to April 19, 1960, at 10 A.M. for continued hearing at the request of an objector, applicant concurring.

## 931-54-BZ—Vol. II

APPLICANT—Jacob Berman for Sidney Esikoff and Randolph J. Kruger, owners; G and T Service Station, lessee.

SUBJECT—Application reopened October 27, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a present gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars awaiting service to gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, automatic auto laundry, storage and sale of accessories, office and parking of cars awaiting service.

PREMISES AFFECTED—3513 to 3527 Atlantic Avenue and 308 to 316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Jacob Berman and Saul Rothstein.

For Opposition: Emanuel Bernstein.

ACTION OF BOARD—Laid over to March 29, 1960, at 10 A.M. for applicant to file flow diagram and for inspection and decision; hearing closed.

## 201-57-BZ—Vol. II

APPLICANT—Harry A. Yarish for Marie Kramer, owner.

SUBJECT—Application reopened November 10, 1959—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: George Kramer.

For Opposition: None.



# MINUTES

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A. M. for decision; applicant to file revised drawing; hearing previously closed.

## 37-59-BZ

**APPLICANT**—George Gomez, owner.

**SUBJECT**—Application January 20, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

**PREMISES AFFECTED**—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: Donald C. Rood.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 124-59-BZ

**APPLICANT**—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

**SUBJECT**—Application March 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car washing, non-automatic, lubritorium, storage and sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

**PREMISES AFFECTED**—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

**APPEARANCES**—

For Applicant: Arnold A. Arbeit and George Dorfman.

For Opposition: Ralph Goldstein.

**ACTION OF BOARD**—Laid over, date to be set for inspection and decision; hearing closed.

## 180-59-BZ

**APPLICANT**—John E. Paggioli for Nunziata Carannante, owner.

**SUBJECT**—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

**APPEARANCES**—

For Applicant: John E. Paggioli.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for applicant to file revised drawings and for decision; premises having been inspected and hearing previously closed.

## 377-59-BZ

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties, Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of business signs on an existing marquee for a stated term of five (5) years.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Frederick Ketcher.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 378-59-A

**APPLICANT**—Frederick A. Ketcher for Improved N. Y. Properties, Incorporated, owner; Market Realities Incorporated, lessee.

**SUBJECT**—Application June 11, 1959—Class III Construction, public market.

**PREMISES AFFECTED**—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Frederick Ketcher.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 425-59-BZ

**APPLICANT**—Norman Lederer and Leonard Joseph for Mary Building Company Incorporated; owner; Salvatore Contone, Jr., owner of contract.

**SUBJECT**—Application June 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building, from bar and restaurant, to factory, for manufacturing of ladies dresses and garments of the needle trade.

**PREMISES AFFECTED**—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Leonard Joseph and Salvatore Contone.

For Opposition: Nathan Schwartz.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 684-59-BZ

**APPLICANT**—Jacob Berman for Ozone Metal Products, owner.

**SUBJECT**—Application October 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of the company only.

**PREMISES AFFECTED**—101-16 103rd Avenue, southwest corner of 102nd Street, Block 9505, Lots 5 and 9, Ozone Park, Borough of Queens.

**APPEARANCES**—

For Applicant: Jacob Berman, Rose Wiebel and Herbert Feikert.

For Opposition: Herbert D. Feinberg, Santa B. Gulino, Lucretia Ferlazzo, Mae Barone, Victoria Coltelli, Katherine Ferlazo and Giovanni A. Miele.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; applicant to file proper complete drawings; hearing closed.

## 685-59-BZ

**APPLICANT**—Mazza and Seccia for Carnegie Hall Incorporated; owners; Filex Corporation, lessee.

**SUBJECT**—Application October 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles and attendant's shanty extending from the business use into the restricted retail use portion of the plot.

**PREMISES AFFECTED**—152 West 57th Street, south side, 150 feet east of 7th Avenue, and 155-159 West 56th Street, Block 1009, lots 6, 8 and 57, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Applicant: Eugene M. Veccia and H. Gardner Ingraham.

For Opposition: Alfred Lyons and Francis X. McGuirk.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A. M. for inspection and decision; applicant to file revised drawings as outlined by the Board; hearing closed.

## 718-59-BZ

**APPLICANT**—Maxfield Blaufeux for John Baldanza, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—1843 to 1845 Nostrand Avenue, eastside, 34 feet 10 inches south of Avenue D, Block 4964, Lot 35, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: Bernadette Fitzpatrick, Marie R. Overman and Ramon Padco.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 750-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office, sales, ground signs and parking and storage of motor vehicles for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—858-864 East 167th Street and 1083-1087 Hall Street, southwest corner, Block 2691, Lot 86, Borough of The Bronx.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over, date to be set; applicant to file revised drawings and obtain new objection; new publication in the Bulletin.

## 751-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales and utility rooms, and parking and storage of motor vehicles, ground signs, with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—209-06 to 209-18 48th Avenue, (209-08 official) and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A. M. for inspection and decision; applicant to submit revised drawings as outlined by the Board; hearing closed.

## 752-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and resi-

dence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom and car wash, non-automatic and extend these uses to include, minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th Street within 75 feet of the residence use district.

**PREMISES AFFECTED**—228-12 to 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street, southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.

For Opposition: Hyman Salmonson.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for decision; applicant to file additional drawing and elevation as outlined by the Board; hearing previously closed.

## 753-59-BZ

**APPLICANT**—Maxfield Blaufeux for Joseph Angelone, owner; King Kullen Grocery Company, Incorporated, lessee.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of the plot.

**PREMISES AFFECTED**—114-44 Van Wyck Expressway, west side, 100 feet north of 115th Avenue, Block 11661, Lot 17, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: Lamar Latimore.

**ACTION OF BOARD**—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 777-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-28 to 113-48 (113-44 official,) Farmers Boulevard, northwest corner, 189-23 to 189-43 Murdock Avenue to 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Eli Johnson, Lincoln Haskin and William L. Brinton.

**ACTION OF BOARD**—Laid over to March 22, 1960, at 10 A.M. for hearing at the request of the objectors.

## 843-59-BZ

**APPLICANT**—Charles M. Spindler for Felix De Vito, owner.

**SUBJECT**—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.

**PREMISES AFFECTED**—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Dominic V. Urgo, Mamie Schnauder and Mary Grimm.

For Administration: Ralph E. Bunce, Park Dept.

ACTION OF BOARD—Laid over to March 29, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 789-59-BZ

APPLICANT—Charles M. Spindler and Samuel Carr for A. A. Roth Associates, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a medical office building with an ethical pharmacy in the cellar for a term of fifteen (15) years.

PREMISES AFFECTED—142-02 to 142-08 (142-04 official) Bayside Avenue, south side, from 143rd Street to Union Street, 31-01 to 31-07 Union Street, and 31-02 to 31-10 143rd Street, Block 4776, Lots 11 and 15, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler and Samuel Carr.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1

## 124-35-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Raoul M. Weigner, owner.

SUBJECT—Application reopened October 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor repairs with hand tools only, office and sale of accessories and parking and storage of cars awaiting service.

PREMISES AFFECTED—242-11 Jamaica Avenue and 243rd Street, northwest corner, Block 8007, Lots 90 and 95, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1959 acting on N.B. Applic. No. 2427-59, reads:

"1. Proposed gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of cars awaiting service located in a Retail Use District is contrary to Art. II Sec. 4-A of the Zoning Resolution.

2. Proposed ground signs in a Retail Use District is contrary to Art. II Sec. 4-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 2427/59, Objections Nos. 1 and 2, dated September 18, 1959 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 469-41-BZ—Vol. II

APPLICANT—Albert Melniker for Frank L. Grennie, owner; Isle Fuel Oil Service Co., under contract to purchase.

SUBJECT—Application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, car wash, lubritorium, minor motor vehicle repairs with hand tools, sale of accessories and the parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over, date to be set for inspection and decision; hearing closed; then set for March 15, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated March 5, 1959 as amended by decision dated December 8, 1959, acting on N.B. Applic. No. 1143-58, reads:

"1. Proposed gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking for 5 or more motor vehicles, located in a retail use district is contrary to Article II, Section 4, par. 29 and 46.

2. The location of curb cuts nearer than 75 feet to a residence use district and the location of a show window nearer than 75 feet to a residence use district is contrary to Section 7A Paragraph (a)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended against granting; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, e and 7A of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 1143/58, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 254-59-A

APPLICANT—Albert Melniker for Frank L. Grennie, owner.

SUBJECT—Application March 19, 1959—filed pursuant to Section 35 General City Law—re curb cuts in bed of mapped street.

PREMISES AFFECTED—595 Forest Avenue, 499 Pelton Avenue, northeast corner and 169 Regan Avenue, Block 154, Lot 140, West Brighton, Borough of Richmond.

## APPEARANCES—

For Applicant: Albert Melniker.



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ACTION OF BOARD—Appeal withdrawn at the request of the applicant in view of the action taken by the Board this day under Cal. No. 469-41-BZ Vol. II.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 465-42-BZ—Vol. II

APPLICANT—Jerome W. Perlstein for the 83-02 Atlantic Corp., owner.

SUBJECT—Application reopened July 7, 1959 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of three one story masonry extensions and a one story masonry building and to extend the present factory use.

PREMISES AFFECTED—83-02 to 83-20 Atlantic Avenue, 94-01 to 94-15 83rd Street, southeast corner, and 94-02 to 94-16 84th Street, Block 9014, Lots 1 and 11, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Jerome W. Perlstein and Norton Flattau.  
For Opposition: George Haff and Mrs. Anna Suett.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1959 acting on Alt. Applic. No. 36-59, reads:

"1. The legalization of the existing one story masonry extensions to the existing two story factory is considered to be an extension of the factory use in a residential use district and is therefore contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. The replacement of the existing accessory metal sheds with new masonry sheds of the same area also constitutes the extension of the existing factory in a residential use district and is therefore contrary to Art. II, Sec. 3 of the Zoning Resolution.

Note: These premises were the subject of an appeal granted by the Board of Standards and Appeals under Cal. No. 465-42-BZ and should be returned to the Board for its consideration."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the erection of three one-story masonry extensions and a one-story masonry building and extension of the present factory use, *on condition* that the work shall be done in accordance with drawings filed herewith dated June 26, 1959, 1 sheet and January 27, 1960, 7 sheets; that the approval of the Air Pollution Commission shall be obtained to cover all operations in this plant; that the parking lot shall be paved with clean cinders or gravel treated with an asphalt binder and properly graded; that the existing corrugated metal fence between the factory and parking lot shall be painted; that four trees not less than 3 inches in diameter shall be planted on 84th Street between

the sidewalk and the curb; that there shall be a new sidewalk laid on 84th Street to the satisfaction of the Borough President; that all other laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 393-48-BZ—Vol. II

APPLICANT—Joseph Mitchell for 351-353 West 54th Street Inc., owner; James E. Mitchell, lessee.

SUBJECT—Application reopened November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the erection of a one story extension at the rear of 353 West 54th Street, extend the present use of a woodworking shop from 351-353 West 54th Street, provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 West 54th Street and additional studio and office on the first floor of 353 West 54th Street.

PREMISES AFFECTED—351 to 353 West 54th Street, northside, 150 feet east of Ninth Avenue, Block 1045, Lots 7 and 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: Joseph Mitchell.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker .... 4  
Negative: ..... 0  
Absent: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960, after due notice by publication in the Bulletin; laid over to March 15, 1960, for inspection and decision; drawing to be revised to show parapet wall raised; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1959 as amended by decision dated January 20, 1960, acting on Alt. Applic. No. 1111-59, reads:

"1. Construction of 1 sty. extension in rear of #353 West 54th St. and new openings to adjoining bldg. constitutes an extension of a non-conforming use and is therefore contrary to Art. II, PP. 4A, Zoning Resolution.

2. Proposed use of 1st floor for store, office, photographic studio, storage and woodworking shop and 2nd floor for offices and photographic studio is contrary to Board of Standards & Appeals Resolution Cal. #393/48/BZ and must therefore be referred back to the Board."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a retail use district, the erection of a one story extension at the rear of 353 West 54th Street, extend the present use of a woodworking shop from 351-353 West 54th Street, provide a protected opening between 355 and the extension of 353 West 54th Street, continue the use of photographic studio and office on the second floor of 351 and 353 West 54th Street and additional studio and office on the first floor of 353 West 54th Street, *on condition* that the work shall be done in accordance with drawings filed with this application dated, January 27, 1960, 8 sheets, and March 14, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certifi-



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cate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 186-52-BZ—Vol. II

APPLICANT—Reginald S. Hardy for H. C. Bohack Company, Inc., owner.

SUBJECT—Application reopened November 4, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit, in a business and residence use district, the erection of a one story extension to the existing one story building and extend the present supermarket.

PREMISES AFFECTED—130-134 Seventh Avenue and 756-764 Carroll Street, southwest corner, Block 963, Lots 47 and 52, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960, after due notice by publication in the Bulletin; laid over to March 15, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 25, 1959 acting on Alt. Applic. No. 2953-59, reads:

"1. Proposed extension is in violation of Cal. #186-52-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the erection of a one-story extension to the existing one-story building and extension of the present supermarket, *on condition* that the work shall be done in accordance with drawings filed herewith dated October 19, 1959, 5 sheets and January 27, 1960, 2 sheets; that all other laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 96-53-BZ—Vol. IV

APPLICANT—Burke, Green and Groh for Alex Eisenberg, owner; Sunnysdale Farms, Incorporated, lessee.

SUBJECT—Application reopened December 8, 1959 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the erection of a two story extension to the milk depot building on Stanley Avenue.

PREMISES AFFECTED—392 to 414 Stanley Avenue, southwest corner of Malta Street, Block 4364, Lots 1, 3, 6, 28 and 36, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Robert T. Groh and Stanley Eisenberg.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959 acting on Alt. Applic. No. 1705-59, reads:

"1. On a lot partly in a residence use district and partly in a business use district the proposed extension of the "milk depot" is contrary to Art. II Sec. 3 and Art. IV Sec. 4(a) subdiv. 23 of the Zoning Resolution.

Note: These premises were the subject of a variance by the Board of Standards & Appeals under Cal. 96-53-BZ."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution to permit in a business and residence use district, the erection of a two story extension to the milk depot building fronting on Stanley Avenue *on condition* that the work be done in accordance with drawings filed with this application dated November 18, 1959, four sheets; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 247-56-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for John and Irene Steven, owners.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a class One building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room extending from the business use into the residence use portion of the plot and occupying more than the permitted area coverage with parking of patrons' cars, no fee to be charged, on the unbuilt upon portion of the plot.

PREMISES AFFECTED—160-28 to 160-54 (160-30 official) Cross Bay Boulevard and 92-05 to 92-17 161st Avenue, northwest corner, 161-01 to 161-45 92nd Street and 92-02 to 92-08 160th Avenue, Block 14030, Lot I, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti, Alfred M. Lama and John Steven.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1959, acting on N.B. Applic. No. 1585-58, reads:



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"1. The use of the premises as bowling alleys, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting room, storage rooms, game space, check room, locker rooms, air conditioning equipment room, parking of patrons cars (no fee to be charged) in the residence portion of a lot zoned partly for business and partly for residence is contrary to Art. II Section 3 of Zoning Resolution.

2. Area occupied by the structure in the "D" area district of a lot zoned partly in G-1 and partly in D is excessive and contrary to Art. IV Sec. 14(c) of Zoning Resolution.

3. Premises at above location were subject to Board of Stds. and Appeals variance under Cal. #247-56-BZ Vol. II and all changes in this resolution must be referred back to the Board."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and G-1 area district, the erection of a Class one building to be used for bowling alley, restaurant, bar, kitchen, snack bar, shop, office, nursery, meeting rooms and store room, extending from the business into the residence use portion of plot and occupying more than the permitted area coverage and with parking of patrons' cars, no fee, on the unbuilt upon portion of plot, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 27, 1959, 7 sheets; that the location of the air conditioning equipment shall be moved into the business district portion of plot; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 288-57-BZ—Vol. II

APPLICANT—Henry J. Nurick for Anna Pick, owner.  
SUBJECT—Application reopened December 1, 1959, as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing legal parking lot on part of Lot 72, into the residential portion of the property on part of Lot 72 and on part of Lot 6 for a term of five (5) years.

PREMISES AFFECTED—184-05 to 184-13 Hillside Avenue, northside, 40 feet east of Dalny Road and 87-21 Dalny Road, Block 9954, Lots 6 and 72, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Henry J. Nurick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1959 acting on Alt. Applic. 1076-59, reads:

"1. The extension of the legal existing parking lot in a retail use district into a residential use district is contrary to Article II Section 3 of the Zoning Resolution.

Also previously denied by the Board of Standards & Appeals (Calendar 288-57-BZ) on Building Department Application No. Alt. 93-57."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted under Section 7c under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit, in a retail and residence use district, the extension of an existing legal parking lot on part of Lot 72, into the residential portion of Lot 72 and on part of Lot 6, for a term of five years, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 9, 1959, 3 sheets and January 27, 1960, 1 sheet; that a split sapling fence faced out shall be erected on all interior lot lines except where building walls occur, and a woven wire fence 5 feet 6 inches in height on a concrete curb shall be erected on Hillside Avenue; that a split sapling fence shall also be erected along the building line of Dalny Road; that the lot shall be paved with clean cinders or gravel, impregnated with an asphalt binder rolled and graded to proper level; that the attendant's shelter shall be properly painted; that all laws, rules and regulations applicable shall be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 434-58-BZ

APPLICANT—Robert J. Crinnion for Fran-Stell Realty Corporation, owner.

SUBJECT—Application July 18, 1958—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, on a plot partly in New York City and partly in Pelham Manor, the selling, renting and servicing of heavy construction equipment such as power shovels, bulldozers, etc., and the storage of equipment in the vacant portion of the premises, the existing building being located over the city line which is in a Pelham Manor business district.

PREMISES AFFECTED—890 West Street, west side, 86 feet north of Flint Avenue, Block 5653, Lot 210, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: John Zenir.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for hearing at the request of objectors; applicant to file statement; then laid over to March 15, 1960, for inspection and decision; applicant having added Section 21 as a basis for his application; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1958 acting on Alt. Applic. No. 28-58, reads:

1. The proposed use of the premises for display, storage, sale & servicing of heavy construction equip-



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ment in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which found this is not a proper case to grant a variance, since such variance would not be in harmony with the general purpose and intent of the Zoning Resolution; and

WHEREAS, the applicant added Section 21 as a basis for his application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 28/58, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 22-59-BZ

APPLICANT—Burke, Green & Groh for Stefano Boide and Alexander List, owners.

SUBJECT—Application January 12, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D and E area district, the construction of four attached houses occupying more than the permitted area coverage without the required rear and side yards and with less than the required parking spaces.

PREMISES AFFECTED—70-12 to 70-22 Olcott Street, south side, 100 feet east of 70th Avenue, Block 3220, Lots 11, 12, 13, 15 and 17, Forest Hills, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 14, 1959 after due notice by publication in the Bulletin; laid over to July 24, 1959 for applicant to file revised drawings and for inspection and decision; hearing closed; then laid over to September 22, 1959 for decision; then to October 14, 1959 at request of applicant; then to November 4, 1959; Board to study revised drawings; then to November 24, 1959 for applicant to file revised plans indicating Zoning district boundaries and to file new decision of Borough Superintendent; laid over, date to be set; then laid over to March 1, 1960; then to March 15, 1960 for decision; and

WHEREAS, the decisions of the Borough Superintendent, dated January 8, 1959 acting on N.B. Applic. Nos. 3965, 3966, 3967, 3968 and 3969 of 1958, read:

"1. Rear yard as provided contrary to Art. IV Sec. 15 Z.R. as required in an E area district.

2. Area coverage exceeds that permitted in an E area district. Art. IV Sec. 15 Z.R.

3. Provide one side yard as required in an E area district Art. IV Sec. 15 Z.R.

4. Parking for two cars is required in a two family dwelling. Art. IV Sec. 19-B Z.R."

as thereafter amended by the decisions of the Borough Superintendent, dated December 29, 1959, acting on N.B. Applic. Nos. 3965, 3966, 3967, and 3968, read:

"Re: N.B. 3965 & N.B. 3966

1. Rear yard as provided contrary to Art. IV sec. 15 Z.R. as required in an "E" area district.

2. Area coverage exceeds that permitted in an "E" area district Art. IV sec. 15 Z.R.

3. Provide one side yard as required in an "E" area district Art. IV sec. 15 Z.R.

4. Accessory parking space at front of building projects into required setback.

Re: N.B. 3967

1. Area coverage exceeds that permitted in an "E" area district Art. IV, sec. 15 Z.R.

2. Provide one side yard as required in an "E" area district, Art. IV, sec. 15 Z.R.

3. Additional Parking space required for one car, as per Art. IV sec. 19B, Z.R.

Re: N.B. 3968

1. Rear yard as provided is contrary to Art. IV sec. 15 Z.R. as required in an "E" area district.

2. Area coverage exceeds that permitted in an "E" area district, Art. IV, sec. 15 Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D and E area district, the construction of four attached houses occupying more than the permitted area coverage, without the required rear and side yards and parking for two cars, *on condition* that the work shall be done in accordance with drawings filed with this application dated, January 12, 1959 1 sheet, December 3, 1959, 12 sheets revised, and February 2, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 407-59-BZ

APPLICANT—Philip Freshman for Carda Incorporated, owner.

SUBJECT—Application June 18, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence and business use district, the extension of the present parking lot into the adjoining plot.

PREMISES AFFECTED—341-347 State Street, north side, 154 feet 7 inches west of Bond Street, Block 171, Lots 43 and 46, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960, after due notice by publication in the Bulletin; laid over to March 1, 1960; applicant to complete his drawings; then laid over to March 15, 1960, for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1959 acting on Alt. Applic. No. 313-59, reads:

"1. Proposed parking space and storage for more than 5 motor vehicles and located in a Residential District is



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contrary to Article 2 Section 3 subdiv. 9 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a residence use district, the extension of the present parking lot into the adjoining plot *on condition* that the work conform to drawings filed with this application dated June 18, 1959, one sheet, and February 25, 1960, two sheets; *on the further condition* that a woven wire fence 5 feet six inches in height on a concrete foundation, shall be constructed around the plot on all sides except where there is an adjoining brick wall on the lot line; that gates of the same material shall be constructed at the State Street entrance; that proper bumpers shall be provided for the protection of walls and fences wherever cars are parked; that such bumpers shall be installed approximately five feet from such fences or walls; that the plot shall be paved with clean cinders or gravel and treated with a binder and properly graded and drained to the satisfaction of the Borough Superintendent; that the attendant's shelter shall be properly painted; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 437-59-BZ

APPLICANT—Albert Melniker for Maxwell and Bertha Goldberg, owners.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, car wash, non-automatic, lubritorium, sale of accessories, minor motor vehicle repairs, with hand tools, and parking and storage of more than five (5) motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—2121 Hylan Boulevard and 292 Lincoln Avenue, southwest corner, Block 3614, Lot 1, Grant City, Borough of Richmonnd.

APPEARANCES—

For Applicant: Albert Melnick.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 19, 1960 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; now laid over to March 15, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 19, 1959 as amended by decision dated December 17, 1959, acting on N.B. Applic. No. 829-59, reads:

"1. The proposed gasoline service station, lubritorium, car washing, minor motor vehicle repairs with hand tools, sale of accessories and parking of five or more motor vehicles located partly in retail and partly in residence use district is contrary to Art. II, Sect. 4, par. 29 & 46, and Article II, Section 3.

2. The location of curb cuts nearer than 75 feet to

a residence use district and the location of a show window nearer than 75 feet to a residence use district is contrary to Section 7A Paragraph (a)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, e and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 f, i, e and 7A of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, non-automatic car wash, lubritorium, sale of accessories, minor motor vehicle repairs with hand tools, and parking and storage of more than five motor vehicles, pleasure type cars only, for a term of fifteen years *on condition* that the work be done in accordance with drawings filed with this application dated December 9, 1959, five sheets; *on the further condition* that all repairs are to be made within the accessory building; that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 603-59-BZ

APPLICANT—Julius S. Rapson for Barnett Maller, owner.

SUBJECT—Application September 23, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required rear yard.

PREMISES AFFECTED—246-14 134th Avenue, southwest corner of Hook Creek Boulevard, Block 13217, Lot 31, Rosedale, Borough of Queens.

APPEARANCES—

For Applicant: Julius S. Rapson and Barnett Maller.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; applicant to file revised plans showing correct dimensions; hearing closed; then laid over to March 15, 1960 for decision at written request of applicant; and

WHEREAS, the decision of the Borough Superintendent, dated September 22, 1959 acting on N.B. Applic. No. 2853-59, reads:

"1. The proposed erection of a one family dwelling, in a G-1 area district, less than 20' to the rear line of of the lot is contrary to Art. IV sec. 16-C(d) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of descretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.



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*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the erection of a one family dwelling, with less than the required rear yard, *on condition* that the work shall be done in accordance with drawings filed with this application dated September 23, 1959, four sheets, and March 14, 1960, one sheet; on the *further condition* that all laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution from the date of this resolution.

## 653-59-BZ

APPLICANT—Leonard F. Rothkrug for Janrac Holding Corporation; Selma Haas, lessee.

SUBJECT—Application September 30, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the addition of a retail dress store in a first floor apartment of a Class A multiple dwelling for a temporary term of years.

PREMISES AFFECTED—105-05 69th Avenue, northeast corner of Queens Boulevard, Block 2139, Lot 1, Forest Hills, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 31, 1959 acting on Alt. Applic. No. 1527-59, reads:

"A-1. Proposed retail dress store in a residence use district is contrary to Art. II Sec. 3 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of five years, to permit in a residence use district, the addition of a retail dress store in a first floor apartment of a class A multiple dwelling, *on condition* that the work shall be done in accordance with drawings filed with this application dated, September 30, 1959, 2 sheets, and February 1, 1960, 2 sheets; that there shall be no projecting signs; that the wall sign in connection with the premises shall not exceed six square feet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 655-59-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Philip De Revuelta and Bertha De Revuelta, owners; Reymando, Incorporated, lessee.

SUBJECT—Application October 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the extension of use of the present basement restaurant

to include cabaret with dancing and entertainment.

PREMISES AFFECTED—133 East 61st Street, north-side, 65 feet west of Lexington Avenue, Block 1396, Lot 14, Borough of Manhattan.

APPEARANCES—

For Applicant: S. Cohen and D. D. Fisher.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960, after due notice by publication in the Bulletin; laid over to March 1, 1960 for hearing at the request of an objection; then to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 21, 1959 acting on P.A. Applic. No. 20-57, reads:

"A1. The proposed use of the basement as a cabaret is contrary to Art. II Section 4B of the Zoning Resolution as the above is located in a Restricted Retail District (use district)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended against granting the application; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on P.A. App. 20-57, Objection No. A1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 666-59-BZ

APPLICANT—Burke, Green and Groh for Herbert Reynolds, owners.

SUBJECT—Application October 16, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage, sale of used parts and sale of used cars.

PREMISES AFFECTED—147-23 Springfield Lane, northeast corner of 149th Avenue, Block 13435, Lots 56, 58, 16, 18, 20 and 24 Springfield Gardens, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Muriel Abrams.

For Administration: Ralph E. Bunce, Park Department.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker ..... 4

Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1959 acting on Alt. Applic. No. 1208-59, reads:

"1. The proposed legalization of an automobile wrecking yard, salvage and sale of used parts and sale of used cars in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate



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case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a period of ten years, to permit in a residence use district, the maintenance of an automobile wrecking yard, salvage and sale of used parts and sale of used cars, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 16, 1959, 4 sheets; that a solid fence of uniform color complying with Section 7B of the Zoning Resolution shall be 8 feet high and shall be built completely around the property except where there is a brick wall of an adjoining building; that there shall be no burning within the yard; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 703-59-BZ

APPLICANT—Lama, Proskauer and Prober for Robert Feingold, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling exceeding the permitted area coverage and total floor area.

PREMISES AFFECTED—8009-8023 21st Avenue, and 2101-2119 81st Street, northeast corner, Block 6288, Lots 1 and 4, Borough of Brooklyn.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Gerald I. Scher and J. M. Walsh.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for hearing at the request of an objector; applicant concurring; then to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2737-59, reads:

"1. The area of the building exceeds the ground coverage as permitted under Art. IV Sec. 15(c) of the Zoning Resolution.

2. The floor area of the bldg. is contrary to Art. IV Sec. 15(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board finds that the applicant purchased the premises in 1956, in its present area district; and that the applicant did not establish hardship to the satisfaction of the Board; that the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 2737-59, Objections Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 754-59-BZ

APPLICANT—Max Siegel Associates for Park Web Incorporated, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection of a one (1) story business building for a supermarket with accessory parking, loading berth and business signs for a term of twenty-one (21) years, with the omission of the required side yard and setbacks on the street line.

PREMISES AFFECTED—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of the Bronx.

### APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Marvin Kratter and Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N.B. Applic. No. 1608-59, reads:

"1. The proposed commercial building for retail use in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res.

2. The proposed accessory parking, loading berth, illuminated sign & driveways in connection with a retail use in a residence use district is contrary to Art. II Sec. 3 of the Zon. Res.

3. The absence of the required setback from building lines and side yard is contrary to Art. IV Sec. 15A of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application not be granted for the reason that the neighborhood is not sufficiently developed at this time; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 1608-59, Objections Nos. 1, 2 and 3, dated November 13, 1959 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 758-59-BZ

APPLICANT—Lama, Proskauer and Prober for Hamilton Federal Savings and Loan Association, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit, in a C area district, the erection of a two story building to be occupied as a bank, occupying more than the permitted area and without the required yard.

PREMISES AFFECTED—411 to 413 86th Street north-side, 75 feet east of 4th Avenue, Block 6035, Lots 75 and 76, Borough of Brooklyn.



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## APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 21, 1959 acting on N.B. Applic. No. 1676-59, reads:

"1. In a C area district the proposed building occupying more than 60% of the area of the lot is contrary to Art. IV Sec. 13(b) of the Zoning Resolution.

3. In a Retail Use district and C area district the proposed building without a rear yard at grade level is contrary to Art. IV Sect. 13(a) and Sect. 17(b) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a C area district, the erection of a two story building to be occupied as a bank and occupying more than the permitted area and without the required yard, on condition that the work shall be done in accordance with drawings filed with this application dated November 20, 1959, 7 sheets; that the exhaust duct from the ventilating or air conditioning system shall be taken through the second floor roof; that the discharge outlet of this duct shall be about at the center of the building; that any air conditioning equipment located on the roof shall be near the center of the building; that all laws, rules and regulations applicable shall be complied with; and that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:25 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON MARCH 15, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

733-59-A

APPLICANT—H. M. Karson, for Hong, Yick Realty Corporation, owner; Min Sang Laundry, lessee.

SUBJECT—Application November 9, 1959—Appeal from a decision of the Borough Superintendent re-Revocation of permit 4963-58 issued re Alt. 841-56.

PREMISES AFFECTED—60-06 55th Drive and 55-63 60th Street, southeast corner, Block 2702, Lot 102, Maspeth, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 26, 1958 and reaffirmed November 2, 1959 on Alt. Applic. 841-56, reads:

"This letter is to inform you that this Department's approval, given on July 8, 1958 for Alteration Application #841/56, and Permit to Building 4963 of 1958, approved on August 27, 1958, are hereby revoked.

The reason for this revocation is that the proposed construction is contrary to the Zoning Resolution of the City of New York.

An Appeal had been made to the Board of Standards and Appeals, Calendar No. 867-57-BZ, and the appeal was denied by that Board for these structural changes in the building as shown on plan.

Work on this premises will have to discontinue immediately.

This decision may again be appealed, if you wish, to the Board of Standards & Appeals of the City of New York."

and

WHEREAS, the applicant states that the building is 100 feet by 47 feet in area, 1 story, 15 feet high, of class 3 construction, located in business use, D area, class 1 height district, built in 1921, now used and occupied: 1st floor—wet wash laundry, 33 persons; mezzanine—none; and

WHEREAS, the applicant states that the subject premises is an existing legal, non-forming use that building was erected as a laundry under N.B. Applic. 7884-19 superseded by N.B. Applic., 581-20 as amended and has been in continuous use as a laundry ever since erected; that under Alt. Applic. 9691-33, building was extended to present size of approximately 47 feet by 100 feet; that existing Certificate of Occupancy #2912-34, indicates approval for use as a laundry and garage; that Alt. Applic. 841-56 states that garage portion of building was continually used as a wet wash laundry instead of a garage during and since 1951, as evidenced by letter from the Fire Department, stating that no garage was in use on these premises since 1951 and no garage permit issued thereafter, and as evidenced by affidavit of laundry equipment installer, and prior to March 25, 1954 when Zone was changed from unrestricted to business use; that Zone had been unrestricted from 1916 until March 25, 1954; that Violation #930-56 was cleared when Alt. Applic. #841-56 was approved and Permit #4963-56 was issued therefor, but was reactivated when said approvals and permit were revoked by the Borough Superintendent; that action on Violation #930-56 in the Municipal Term Court, Queens, had ended in a mistrial being declared and a new trial being started; that time had been granted by the Municipal Term Court, Queens, with the permission of the Department of Buildings, to determine the validity of the revocations by the Borough Superintendent of the approved plans and permit by bringing an action under Article 78 of the Civil Practices Act in the Supreme Court of the State of New York, County of Queens; that the Supreme Court of the State of New York, with the consent of the Department of Buildings, has granted time to the petitioner to present this appeal to the Board; that Violation #933-56 was disposed of in court; that approval was granted on July 8, 1958 and subsequent thereto, under Alt. Applic. 841-56 for erection of a mezzanine to be used for employees dining, kitchen, toilets, rest room and offices; that this construction, use and occupancy is not the one previously reviewed by the Board under Calendar Number 867-57-BZ; that Alt. Applic. #841-56 provides for reconstruction of present fifteen foot high building to a building of the same size and height; that the uses within are conforming uses for proposed mezzanine; that space vacated in remaining portion of premises will be devoted to storage which is a conforming use; that equipment



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used in connection with laundry operation will remain in locations occupied since 1951 and will not be moved to area previously occupied by said office or other use to be removed to the proposed mezzanine; and

WHEREAS, the applicant states that in the Borough Superintendent's own words, "An appeal had been made to the Board of Standards and Appeals, Calendar Number 867-57-BZ, and the appeal was denied by that Board for those structural changes in the building as shown on plan"; that the Board's action under Calendar Number 867-57-BZ pertains to a different building and a different use at this location; that namely a building approximately 22 feet 8 inches high, with a mezzanine having a clear height of 8 feet, 120 lbs. per square foot live load, 2 remote stairs, each 4 feet wide as per Labor Law requirements, and full commercial use; that if the Borough Superintendent would have different reasons to revoke the Approvals and Permit, our action would then be based on the newly reason or reasons; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 841-56, Objection Nos. 1, 2, 3, 4 and 5, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 811-59-A

APPLICANT—Abraham Grossman, for Danthe Realty Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of the requirements under section 177, subdivision 1 and 3 of the Multiple Dwelling—re depth of yard.

PREMISES AFFECTED—26 West 10th Street, south side, 374 feet west of Fifth Avenue, Block 573, Lot 29, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1959 on Alt. Applic. 1810/59, reads:

"A1—Proposed cellar apt. is contrary to Sect. 177 Sub. 1 & 3 of the M.D. Law, in that the yard shown is only 20'-3" in depth, instead of 30' as required."

and

WHEREAS, the applicant states that the building is 18 feet 6 inches by 68 feet in area, 5 stories, 59 feet 5 inches high, of class 3 construction, located in residence use, C area, class 1¼ height district, built prior to 1900, now used and occupied: Cellar—boiler room and storage, and apartment, 1 person; 1st to 5th floors—apartments, 4 persons each floor; and

WHEREAS, the applicant states that in 1940, this building was classified as a heretofore converted class A Multiple Dwelling; that a Certificate of Occupancy #27806 issued on June 16, 1941 gives the following occupancy: cellar—boiler room, and storage; 1st to 4th floors—2 apartments on each floor; 5th floor—three furnished rooms; and the rear room of the cellar is now being used as a class A apartment under a temporary Certificate #1817-56 issued by the Department of Health and Buildings, which is valid until July 1, 1960.

Resolved, that the decision of the Borough Superintendent, dated November 24, 1959, acting on Alt. Applic. 1810-59 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform to drawings filed with this appeal dated, December 4, 1959, 6 sheets; and that all laws, rules and regulations applicable shall be complied and a Certificate of Occupancy shall be obtained.

## 812-59-A

APPLICANT—Abraham Grossman, for 317 West 22nd Street Corporation, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for Variation of Section 171, Sub-division 2f of the Multiple Dwelling Law re—proposed extension in area.

PREMISES AFFECTED—317 West 22nd Street, north side, 234 feet 4½ inches west of Eighth Avenue, Block 746, Lot 27 Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 on Alt. Applic. 1320-59, reads:

"A4—Area of proposed extension on 2nd, 3rd & 4th stys., exceeds that permitted by Sect. 171 Sub. 2-f M.D. Law."

and

WHEREAS, the applicant states that the building is 21 feet 10½ inches by 68 feet 6½ inches in area, 5 stories, 51 feet 3 inches high, of class 3 construction, located in residence use, B area, class 1½ height district, built prior to 1900, now used and occupied: Cellar—storage and boiler room; basement, 1st to 4th floors, furnished rooms, 10 person each floor; and

WHEREAS, the applicant states that it is proposed to increase the depth of this building to a depth of 64 feet on all floors, and convert this building from a furnished room house to class "A" apartments; that Section 171 sub-sections 2f and 2h permits increase of basement floor by 546 square feet, 1st floor by 308 square feet, 2nd, 3rd and 4th floors by 230 square feet each; that the total allowance increase is 1544 square feet; that the permitted gross area is 6860 square feet; that the proposed 64 feet long building will have a floor area of 7000 square feet or 140 square feet over the area permitted under the Multiple Dwelling Law; that the depth of 64 feet is required on all floors, because the minimum required area of the living room as stated in the Multiple Dwelling Code is 150 square feet; that in order to comply with this requirement and have four apartments on a floor, the building depth has to be 64 feet.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1320-59, Objection No. A4 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated, December 4, 1959, 3 sheets, and February 4, 1960, 3 sheets; that it shall be done in accordance with Scheme No. 3 on drawing marked Exhibit C and submitted on February 4, 1960; that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 333-59-A

APPLICANT—Cable Wire Company Incorporated, owner.  
SUBJECT—Application May 15, 1959—Appeal from an Order of Fire Commissioner—re Bake Oven, Certificate of Fitness.

PREMISES AFFECTED—80 Ainslie Street, southwest corner of Union Avenue, Building 6, Block 2375, Lot 10 Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 737-59-A

APPLICANT—Leonard Joseph, for Estate of Peter W. Gibbons, owner; Amato Brothers, lessee.

SUBJECT—Application November 12, 1959—Appeal from a decision of the Borough Superintendent—re—exits.

PREMISES AFFECTED—264 Washington Street, west side, 79.2 feet south of Warren Street, Block 131, Lot 4, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 540-59-A

APPLICANT—Jerome W. Perlstein, for Community Realty Corporation, owner.

SUBJECT—Application August 21, 1959—re egress.

PREMISES AFFECTED—46-41 Vernon Boulevard, east side, 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Jerome W. Perlstein.

ACTION OF BOARD—Laid over to March 22, 1960, at 2 P.M. for decision; applicant to file revised drawings.

## 784-59-A

APPLICANT—Charles N. Whinston for William Intner, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the borough superintendent—re exterior walls.

PREMISES AFFECTED—63-15 Traffic Street, northwest corner of Menahan Street, Block 3608, Lot 100, Ridgewood, Borough of Queens.

## APPEARANCES—

For Applicant: Charles N. Whinston.

ACTION OF BOARD—Laid over to March 22, 1960, at 2 P. M. for inspection and decision; applicant to submit required information.

## 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owners.

SUBJECT—Application December 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Henry Ringelheim.

ACTION OF BOARD—Laid over to April 19, 1960, at 2 P. M. for re-inspection and decision; applicant to file revised drawings.

## 633-29-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for 1955 Associates, Inc., new owner, Esso Standard Oil Co., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution; permitting in an unrestricted retail and residence use district the erec-

tion of a gasoline service station, lubritorium, auto repairs, car washing, office, sales and parking in the unrestricted use district and extending into the retail and residence district.

PREMISES AFFECTED—465 East 188th Street, northwest corner of Washington Avenue, Block 3042, Lot 4, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. II, on November 4, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 4, 1959, by adding thereto:

"that in the event the owner desires to rearrange the gas station as shown on revised drawings marked 'Received February 23, 1960', one sheet and 'March 9, 1960', one sheet, such changes may be permitted *on condition* that the pump island facing Third Avenue shall be set back 15 feet from the building line; that the revolving sign at intersection of Third Avenue and East 188th Street shall be of a type approved by the Board; and that other than as herein *amended*, the resolution above cited shall be complied with in all respects." (N.B. 26/59)

## 752-29-BZ—Vol. IV

APPLICANT—Leonard F. Rothkrug for Walbell Real Estate Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit partly in a business use and partly in manufacturing use, C area district, the extension of the accessory motor vehicle repair shop building—hand tools only—no welding or spraying, using more than the permitted area, and the maintenance of the gasoline service station all for a temporary term of ten (10) years.

PREMISES AFFECTED—8801-8809 4th Avenue, southeast corner of 88th Street, Block 6065, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV, on March 3, 1959 on certain conditions; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 20, 1949, as *amended* through March 3, 1959, only so far as it reads "for the term as stated in prior resolution", so that as *amended* this portion of the resolution shall read:

"all for a term of 10 years from March 3, 1959," *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 1103/58)



# MINUTES

## 538-58-BZ

APPLICANT—Herman E. Horwood, for Ado Cristantante, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, permitting in a business and residence use district, the reconstruction of an existing gasoline service station by removing the existing dwelling and changing the use of five car garage to motor vehicle repair shop with hand tools only, touch up spraying and welding and wheel alignment and extend the existing parking of cars into the residence portion of the premises.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, and 2321-2327 Belmont Avenue, Block 3087, Lots 11-19, Borough of The Bronx.

### APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 10, 1959, by adding thereto:

“that in the event the owner desires to relocate the existing 2-story frame dwelling to the southeast corner of the plot and to provide a used car sales area within the business use district portion, such changes may be permitted as shown on revised drawing marked ‘Received February 17, 1960,’ one sheet, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained.” (Alt. App. 440/58)

## 33-60-A

APPLICANT—Herman E. Horwood for Ado Cristante, owner.

SUBJECT—Application January 13, 1960—Appeal from a decision of the Borough Superintendent re—relocation of frame building, fire limits.

PREMISES AFFECTED—628-630 Crescent Avenue, south side, 128 feet west of Belmont Avenue, 2321-2327 Belmont Avenue, west side, 107.21 feet south of Crescent Avenue, Block 3087, Lots 11 and 19, Borough of The Bronx.

### APPEARANCES—

For Applicant: H. E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1959 on Alt. Applic. 440-58, reads:

“1—Relocation of frame building inside the fire limits is contrary to Sect. 4.1.2.”  
and

WHEREAS, the applicant states that the building is 20 feet by 50 feet in area, 2 stories, 27 feet high, of class 4 construction, located in business and residence use, B area, class 1¼ height district, built in 1927, now used and occupied as a two family dwelling on a lot that also contains a gasoline service station, motor vehicle repair shop and parking; that it is proposed to relocate the frame dwelling from the present location in business use district to the southeast corner of the lot in the residence use district; that a fence will be provided to establish an area adjoining to the new location of the frame building equal to a legal zoning lot; that all uses and conditions are more fully described under Calendar Number 538-58-BZ; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated December 14, 1959, acting on Alt. Applic. 440-58, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work be done according to the *amended* resolution adopted by the Board this day under Cal. No. 538-58-BZ and as shown on drawings dated January 13, 1960, 3 sheets and February 17, 1960, 1 sheet, and that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy shall be obtained.

## 384-59-BZ

APPLICANT—Lama, Proskauer and Prober for Ramon Homes Incorporated and Hannah Schaller, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office and sales, storage room, parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—254-14 to 254-30 (254-20 official) Hillside Avenue, south side, 93.78 feet east of Little Neck Parkway, Block 8782, Lot 64, Floral Park, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred M. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 20, 1959, by adding thereto:

“that in the event the owner desires to rearrange and relocate the accessory building, such change may be permitted as shown on revised drawings marked ‘Received March 1, 1960,’ 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (N.B. 1820/59)

## 1047-22-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug, for Mount Eden Realty Corp., owner; Frankart Furniture, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, permitting the extension from a business district into a residence district of a proposed business building.



# MINUTES

**PREMISES AFFECTED**—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**571-27-BZ—Vol. II**

**APPLICANT**—Dominick Salvati & Son for Robert Kahn, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7h and 21 of the Zoning Resolution, permitting in a business and residence use, C area district, the erection of a supermarket, with loading and unloading at the rear, excessive in built area in a business district and parking for customers and employees at the rear of the proposed supermarket, which is located in a residence use portion of the plot.

**PREMISES AFFECTED**—885 Rogers Avenue, southeast corner of Snyder Avenue, Block 5111, Lot 6, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leon Komondorea.

**ACTION OF BOARD**—Application reopened as Vol. III, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**618-29-BZ**

**APPLICANT**—Elliot Saltzman for Ida Aronowitz owner; Hawthorn Service Station, lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; under section 21 of the Zoning Resolution, permitting in a business district the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—651-661 New York Avenue, northeast corner of Hawthorne Street, Block 4815, Lots 1 and 64, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Elliot Saltzman.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**339-32-BZ—Vol. III**

**APPLICANT**—Lama, Proskauer and Prober for 3515 Fort Hamilton Parkway Realty Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which expired January 6, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, to permit in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and ware-

house to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars

**PREMISES AFFECTED**—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Alfred M. Lama.

**ACTION OF BOARD**—Application reopened and set for hearing on April 19, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, which has expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**192-38-BZ**

**APPLICANT**—Power & Hopkins for Dorothy Mastrangelo, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired January 19, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, for a term of years, permitting in a business district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened and set for hearing on April 19, 1960, at 10 A. M. to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**414-41-BZ—Vol. IV**

**APPLICANT**—Leonard F. Rothkrug for Mildred Slatkow, owner.

**SUBJECT**—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence and local retail use district, the extension in area of existing parking and storage of motor vehicles (previously granted by the Board for lot 16 and extended from time to time).

**PREMISES AFFECTED**—2906-2926 West 17th Street, west side, 35 feet 6 inches south of Mermaid Avenue, 2913-2915 West 19th Street, east side, 100 feet south of Mermaid Avenue, Block 7061, Lots 11, 14, 16, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Application reopened as Vol. IV, subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0



# MINUTES

## 169-49-BZ—Vol. II

APPLICANT—Joshau Brown for Staten Island Oil Company, Inc., owner.

SUBJECT—Application for consideration—restoration to docket—re Application, decision of the Borough Superintendent; previously withdrawn, under Section 7c of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash, non-automatic, minor auto repairs with hand tools only and the parking of more than 5 motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

### APPEARANCES—

For Applicant: Joshau Brown.

ACTION OF BOARD—Application reopened and restored to the docket for further consideration by the Board.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker . . . . 4  
Negative: Commissioner Fox . . . . . 1

## 746-49-BZ—Vol. II

APPLICANT—H. M. Cole for Koch Auto Service Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change in occupancy from car salesroom, five-car garage and stores to motor vehicle repair shop, five car garage and stores.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158 feet 9¾ inch south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker . . . . 4  
Negative: Commissioner Fox . . . . . 1

## 887-53-BZ—Vol. II

APPLICANT—H. M. Cole for Scandinavian Airlines System, Inc.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7h and 21 of the Zoning Resolution, permitting in a residence and business use district, the erection and maintenance of a business building, with off-street parking in the residence use portion of plot and with a business entrance in residence use district.

PREMISES AFFECTED—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 9648, Lot 1, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5  
Negative: . . . . . 0

Adjourned 3:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# CORRECTIONS

## \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on February 16, 1960 as they appeared in Bulletin No. 8, Vol. 45, hereby corrected to read as follows:

## 354-55-SM

APPLICANT—Dollinger Corp., owner—additional grease filter.

DESCRIPTION: The requested filter Model PVG-2 is constructed basically the same as the PVR previously approved the difference being the capacity of CFM, the approved ranging from 200 to 300 and the requested from 650 to 1000.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 8, 1958 under Calendar Number 354-55-SM be reopened and amended so as to include the Model PVG-2 Grease Filter, on condition that the requirements of the resolution adopted July 8, 1958 under Calendar Number 354-55-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the above cited resolution in accordance with the above report.

\* Correction—In the Description and Recommendation portion, the numeral 2 has been added after Model PVG.

## \* CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on February 9, 1960 as they appeared in Bulletin No. 7, Vol. 45, hereby corrected to read as follows:

## 485-59-BZ

APPLICANT—Robert Gottlieb for Raphael Parlato and Salvatore Parlato, owners; Shipmate Marine Center, lessee.

SUBJECT—Application July 21, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a restricted retail use district, the erection and maintenance of a gasoline selling station, for the sale of gasoline and oil for marine service only, for a stated term of ten (10) years.

PREMISES AFFECTED—565-567 City Island Avenue, *west side*, 174.77 feet north of Cross Street, Block 5635, Lot 156, Borough of The Bronx.

\* Correction—In the Premises Affected portion, the words "east side, 74. 77" are changed to read "*west side, 174.77*" as indicated in italics above.



# PUBLIC HEARING

## NOTICE OF PUBLIC HEARING

CAL. NO. 217-21-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals *Friday* April 1, 1960 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed amendments to the rules covering the installation and use of oil burning equipment and the storage of oils used in construction therewith. New matter in capitals, old matter in brackets [ ] to be omitted.

### Rule 2 Definitions

2.3 AUTOMATIC PUMP: [Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil] IS A PUMP, NOT AN INTEGRAL PART OF THE BURNER, WHICH AUTOMATICALLY PUMPS OIL FROM THE SUPPLY TANK AND DELIVERS THE OIL BY GRAVITY UNDER A CONSTANT HEAD TO AN OIL BURNING APPLIANCE. THE PUMP IS DESIGNED TO STOP PUMPING AUTOMATICALLY IN CASE OF TOTAL BREAKAGE OF THE OIL SUPPLY LINE BETWEEN THE PUMP AND THE APPLIANCE.

2.13.4 Note—All fire retarding material to be applied as required in rules for fire retarding material of the Board of Standards and Appeals, OR, IN THE CASE OF PRIVATE DWELLINGS, AS REQUIRED IN SECTION C26-669.0. a ADMINISTRATIVE BUILDING CODE.

2.35 TRANSFER PUMP: [An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.] IS AN OIL PUMP, AUTOMATICALLY OR MANUALLY OPERATED, WHICH TRANSFERS OIL THROUGH CONTINUOUS PIPING FROM A SUPPLY TANK TO AN OIL BURNING APPLIANCE OR TO AN AUXILIARY TANK AND WHICH IS NOT DESIGNED TO STOP PUMPING AUTOMATICALLY IN CASE OF TOTAL BREAKAGE OF THE OIL SUPPLY OR RETURN LINES.

### Rule 14. Fire Protection

Note: In order that the intent of Local Law [No. 145 of 1940] No. 32 OF 1958 be carried out, Section C26-693.0 sub. d, par 1, 2, [3] 4 is superseded by the following:

## NOTICE OF PUBLIC HEARING

Cal. No. 168-60-SR

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Standards and Appeals *Friday*, April 1, 1960 at 10 A.M. in Room 909, at 80 Lafayette Street, Manhattan, on the following proposed adoption of proposed rules for Approval and Use of Portland Blast-Furnace Slag Cements.

### Authority

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cements of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

### Definitions

1.0 Portland blast-furnace slag cement, Type IS and air-entraining portland blast-furnace slag cement. Type

IS-A, shall mean those cements meeting the requirements of ASTM Designation: C205 latest revision, for Type IS and Type IS-A cements.

1.1 "Approved" for the purposes of these rules shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City pursuant to Section C26-312.0(c)2 of the Administrative Building Code.

### Uses

2.0 Portland blast-furnace slag cement, Type IS, when approved may be used in New York City wherever the use of portland cement is permitted by the Administrative Code.

2.1 Air Entraining portland blast-furnace slag cement, Type IS-A, when approved may be used wherever the use of air entraining portland cement is permitted by the Administrative Code.

2.1.1 Concrete containing air-entraining portland blast-furnace slag cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.

2.1.2 When plain concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be  $7\frac{1}{2}$  U. S. gallons per sack of cement.

2.1.3 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be  $6\frac{1}{2}$  U. S. gallons per sack of cement.

2.1.4 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

The following statement is explanatory only of the reasons presented to the Board for adopting the rules, but in no way is any part of this statement to be considered as contravening any part of the rules adopted.

## STATEMENT

Portland blast-furnace slag cement has been produced in the United States since 1938, and is presently manufactured by 8 cement companies (13 different plants). For several years one of these companies, the Green Bag Cement Division, Pittsburgh Coke and Chemical Company, Neville Island, Pa., has been producing portland blast-furnace slag cement exclusively in preference to portland cement.

Portland blast-furnace slag cement is covered by national specifications of the American Society for Testing Materials, the Federal Government, and the American Association of State Highway Officials in the same way as portland cement. These specifications are Tentative Specifications for portland Blast-Furnace Slag Cement, ASTM Designation: C205-58T (First issued as C205-46T in 1946).

Interim Federal Specification, Cements, Portland Blast-Furnace Slag SS-C-00197a.

American Association of State Highway Officials, Standard Specifications for Portland Blast-Furnace Slag Cement, AASHTO Designation: M151-53.

All three of these specifications require that the portland blast-furnace slag cement be an intimately interground mixture of portland cement clinker and granulated blast-furnace slag and that the slag constituent shall not be less than 25 percent and shall not exceed 65 percent of the portland blast-furnace slag cement by weight.

The strength requirements in the specifications for portland blast-furnace slag cements are the same as for portland



# PUBLIC HEARING

cements having similar uses. For example, a comparison of ASTM Specifications, C205-58T for portland blast-furnace slag cements with ASTM Specifications C150-56 for portland cements shows that the strength requirements for Type IS are the same as for Type I portland cement.

Portland blast-furnace slag cement is now being included in many ASTM Specifications for concrete and concrete products. These are as follows:

Tentative Specifications for Ready-Mixed Concrete, ASTM Designation: C94.

Tentative Specifications for Packaged, Dry, Combined Materials for mortar and concrete, ASTM: C387.

Tentative Specifications for mortar for Unit Masonry, ASTM Designation: C270.

Standard Specifications for concrete, sewer pipe, ASTM Designation: C14.

Tentative Specifications for Reinforced concrete culvert, storm drain and sewer pipe, ASTM Designation: C76.

Tentative Specifications for reinforced concrete Low-Head Pressure Pipe, ASTM Designation: C361.

Tentative Specifications for Reinforced Concrete Low-Heat Internal Pressure Sewer Pipe, ASTM Designation: C362.

Standard Specifications for Concrete Pipe Irrigation or Drainage, ASTM Designation: C118.

The following agencies include portland blast-furnace slag cement in their specifications and have used it in various construction projects:

Pennsylvania Department of Highways  
Ohio Department of Highways  
State of West Virginia

Michigan Highway Department  
Illinois State Division of Highways  
Indiana State Highway Commission  
Wisconsin Highway Department  
North Dakota State Highway Department  
Pennsylvania Turnpike Commission  
West Virginia Turnpike Commission  
County of Allegheny, Pa.  
City of Pittsburgh, Pa.  
City of Milwaukee, Wisc.  
Corps of Engineers, Guide Specification of Military Construction, Pavement, Concrete  
Corps of Engineers, Pittsburgh District Civil Works

The Division of Physical Research, Bureau of Public Roads, has conducted extensive tests using 5 portland blast-furnace slag cements from five (5) different plants in comparison with Type I, portland cement produced at each plant. The results of these tests are given in the paper entitled, "Tests of Concrete Containing Portland Blast-Furnace Slag Cement," beginning on page 227 of the October, 1957 issue of "Public Roads."

Additional tests have been made by the Concrete Division, Waterways Experiment Station, Corps of Engineers, Jackson, Miss., in which 6 portland blast-furnace slag cements, Type IS, and 1 air-entraining portland blast-furnace slag cement, Type IS-A, were used in comparison with Type II portland cement. The results of these tests are included in the paper entitled, "Laboratory Tests of Portland Blast-Furnace Slag Cements," which appeared in the September, 1957 issue of the JOURNAL OF THE AMERICAN CONCRETE INSTITUTE, No. 3, Volume 29.

## NOTICE

### APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

#### LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS — Samples of each variety of material and for every kind

of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fire-resisting partitions, with all openings therein protected by self-closing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire-retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



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# BULLETIN OF THE BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 13

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## PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 23, 1960, Petition and Order of Certiorari was served on the Board by S. Peter La Rosa, attorney for petitioners, John H. Meskers, et al., objecting property owners, seeking a review of the Board's determination on February 16, 1960 of the application reopened April 7, 1959 as Volume II—decision of the Borough Superintendent—granting a variance under sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, D and DD area district, the erection of a two (2) story building occupying more than the permitted area and occupied by stores, restaurant, catering and club rooms on first and second floors, with accessory parking of motor vehicles on the open area of the plot; Calendar Number 1049-47-BZ—Vol. II; Premises 3775 East Tremont Avenue, east side, 179.79 feet south of Randall Avenue, Block 5435, Lots 14, 19 and 45, Borough of The Bronx.

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.



# CALENDAR

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**198-60-A**—F.D.—167 41st Street, (Bldg. #2) northwest corner 2nd Avenue, Block 711, Lot 20, Borough of Brooklyn, F.D. Decision 2-17-60, re—spray painting system installation.

**199-60-BZ**—B.Q.—128-05 to 128-07 Liberty Avenue, north side, 90.73 feet west of 129th Street, and 127-30 103rd Road, Block 9565, Lot 37, Richmond Hill, Borough of Queens, Alt. 94-60, re—loading and unloading, residence and retail use district; curb cut, residence and retail use districts.

**200-60-SM**—National Manufacturing Company Grease Filter, manufactured by National Manufacturing Company, Material.

**201-60-BZ**—B.Q.—195-03 to 195-11 Jamaica Avenue, northeast corner of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens, Alt. 2893-59, re—proposed extension in a "D" area district is in excess of permitted area, retail use district.

**202-60-A**—F.D.—594-596 Broadway, east side, 103 feet 11 $\frac{7}{8}$  inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan, F.D. Order No. 7548-6, re—elevators in readiness.

**203-60-A**—B.B.—1048-1078 Ocean Parkway, west side, 380 feet south of Avenue J, and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn, C. of O. 3-17-60, Appl. 119-60, re—certificate of occupancy—exits and illegal occupancy.

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**205-60-BZ**—B.M.—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan, Alt. 195-60, re—proposed offices located partly in a residence use district.

**206-60-A**—B.M.—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan, Alt. 195-60, re—change in use from residence to commercial 5 story building; stair enclosure; stairs and windows.

**207-60-BZ**—B.Q.—225-23 112th Avenue, north side, 209.46 feet west of 227th Street, Block 11209, Lot 30, Queens Village, Borough of Queens; Alt. 2522-59, re—conversion from one family dwelling to two family dwelling, G-1 area, residence use district.

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**492-27-BZ—Vol. IV—B.B.**—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-20 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1, 7 and 15, Borough of Brooklyn, Alt. 501-60, re—extension of the existing gasoline service station, car washing, lubratorium, office and accessory sales and auto repairs—business and residence use district.

**253-23-BZ—Vol. III—B.B.**—22 to 48 East 98th Street, west side, 153 feet, 1 $\frac{3}{8}$  inches south of East New York Avenue, Block 4600, Lots 17 and 23, Borough of Brooklyn, Alt. 507-60, reopened for consideration as to amendment of resolution, re—change of occupancy to public garage for more than five (5) cars and storage and manufacturing of corrugated boxes—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

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| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## APRIL 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Friday Morning April 1, 1960 at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 217-21-SR

Proposed Amendments to the Oil Burner Rules.

### 168-60-SR

Adoption of Proposed Rules For Approval & Use Of Portland Blast-Furnace Slag Cements.

MAX H. FOLEY, *Chairman.*

## APRIL 5, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 5, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 692-59-BZ

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area



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district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria and toilets, auxiliary restaurant and toilet building, parking areas, screen tower building with less than the required set backs, and signs.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433 Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36 and 38, Borough of Brooklyn.

## 693-59-A

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—Filed pursuant to section 35 of the General City Law—re construction in the beds of mapped streets.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433, Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36, and 38, Borough of Brooklyn.

## 881-59-BZ

**APPLICANT**—H. M. Cole for Dominick Realty Corporation, owner.

**SUBJECT**—Application December 22, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building from card to light manufacturing—grinding of optical lenses.

**PREMISES AFFECTED**—15 Van Dam Street, north side, 129 feet, 6¼ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

## 536-37-BZ—Vol. II

**APPLICANT**—Robert H. Fraser for Grace Gordon, owner.  
**SUBJECT**—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under section 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage and without the required rear yard and extend the present commercial use.

**PREMISES AFFECTED**—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

## 786-59-BZ

**APPLICANT**—Herman Horowitz for Jarcho-Landau Corporation, owner.

**SUBJECT**—Application November 30, 1959—decision of the Borough Superintendent, under section 19A(j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

**PREMISES AFFECTED**—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

## 447-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion and two story and basement extension at the rear of an existing

synagogue occupying more than the permitted area coverage.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

## 452-59-A

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 subdivision 2b, Minimum Dimensions of Yard or Courts.

**PREMISES AFFECTED**—92-15 69th Avenue southwest corner of Kessel Street, Block 3196, Lot 33 Forest Hills, Borough of Queens.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 1067-27-BZ—Vol. II

**APPLICANT**—Morton S. Cahn for William Gramer, owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

**PREMISES AFFECTED**—70-25 Cypress Hills Street, and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, lot 44, Glendale, Borough of Queens.

## 771-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—decision of the



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Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubritorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 772-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959 filed pursuant to Section 35 Article 3, General City Law re—portion of premises in bed of mapped street—proposed widening of Amboy Road.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 808-59-BZ

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

## 396-58-BZ—Vol. II

**APPLICANT**—Gilbert Lazerus for Navarre Holding Company, Inc., owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e, 7f, 7i, 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles incidental sale of gasoline, oil, and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

**PREMISES AFFECTED**—1680-1688 Albany Avenue, westside, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.

**SUBJECT**—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

## 37-59-BZ

**APPLICANT**—George Gomez, owner.

**SUBJECT**—Application January 20, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

**PREMISES AFFECTED**—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to April 5, 1960, for inspection and decision; applicant to file revised plans.

## 777-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—113-28 to 113-48 (113-44 Official), Farmers Boulevard, northwest corner, from 189-23 to 189-43 Murdock Avenue to 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

**Hearing closed**—Laid over from March 15, 1960, to March 22, 1960, for hearing at the request of the objectors; then to April 5, 1960, for inspection and decision.

## 374-16-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Ethel Pokorny, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, to reaffirm the resolution adopted November 16, 1937 to reconstruct the one story garage by removing part of the front and create an alcove, and install and maintain a gasoline service station.

**PREMISES AFFECTED**—1664 to 1670 Fulton Street, southside, 363 feet east of Troy Avenue, Block 1700, Lot 26, Borough of Brooklyn.

**Hearing closed**—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 883-59-BZ

**APPLICANT**—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building with less than the required setback and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

**Hearing closed**—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 884-59-A

**APPLICANT**—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.

**SUBJECT**—Application December 21, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction, public use.

**PREMISES AFFECTED**—222-05 116th Avenue, and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## 384-57-BZ

**APPLICANT**—Leonard F. Rothkrug for Regina Strickberger, owner.

**SUBJECT**—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient storage lot, for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

**PREMISES AFFECTED**—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

**Hearing closed**—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.



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## 778-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under section 7a and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present use of lubricatorium, office and minor auto repairs and extend such uses to include car washing, utility room sales room and parking and storage of motor vehicles with ground signs in the retail portion and business entrance (curb cuts) within 75 feet of a residence use area.

PREMISES AFFECTED—164-12 to 164-20, (164-16 Official), Sanford Avenue, and 42-02 to 42-12 165th Street, southwest corner, Block 5395, Lot 22, Flushing, Borough of Queens.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 265-59-BZ

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution to permit in a residence use district, the change in occupancy from 4 car garage and dwelling to an 8 car garage.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; applicant to submit additional drawing.

## 266-59-A

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—Appeal from a decision of the Borough Superintendent re: Class III Construction.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## 49-60-BZ

APPLICANT—Lama, Proskauer and Prober for 968 Ocean Parkway Realty Corporation and Harry and Florence Mackler, owners.

SUBJECT—Application January 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E and E-1 area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E-1 area district and less than the required parking spaces.

PREMISES AFFECTED—964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service.

PREMISES AFFECTED—540-546 6th Avenue, southwest

corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 348-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

SUBJECT—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.

PREMISES AFFECTED—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 824-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nagev Realty Corporation, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, salesroom and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district, for a stated term of twenty (20) years.

PREMISES AFFECTED—271-277 5th Avenue, and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn.

Hearing closed—Laid over from March 22, 1960 to April 5, 1960, for inspection and decision.

## 690-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Vivian Regenstreif, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one story extension to the rear of the existing building, extending into the required rear yard.

PREMISES AFFECTED—217-38 Stewart Road, southside, 340.58 feet east of Kingsberry Avenue, Block 7774, Lot 61, Hollis Hills, Borough of Queens.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision.

## 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubricatorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

Hearing closed—Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960; then to March 22, 1960, for continued hearing; then to April 5, 1960, for inspection and decision.



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## 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackson, and Benjamin Haskell, owners.

SUBJECT—Application June 26, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52, and part of lots 35 and 50, Borough of The Bronx.

Laid over from February 9, 1960, to February 24, 1960, for inspection and decision; hearing closed; applicant to file a new plan showing grading and drainage; date to be set; then set for decision April 5, 1960.

MAX H. FOLEY, *Chairman.*

## APRIL 5, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon April 5, 1960*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 820-59-A

APPLICANT—Carl H. Salminen and J. D. Graves for Wertsville Industries, Inc.; 601 West 26th Street Corp., owner; Bove Finishing Co., Inc., lessee.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent—re installation of Gula Infra-rapid German Machine, not approved.

PREMISES AFFECTED—601 West 26th Street, north side, from 11th to 12th Avenues and from West 26th Street to West 27th Street, (12th floor), Block 672, Lot 1, Borough of Manhattan.

## 262-36-A—Vol. IV

APPLICANT—Joseph A. Marck for Rosemarie Millford, owner.

SUBJECT—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

PREMISES AFFECTED—154-34 Riverside Drive, south side, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beachhurst, Borough of Queens.

## 792-59-A

APPLICANT—Philip P. Agusta for Charles Adragna, owner.

SUBJECT—Application December 1, 1959—Appeal from a decision of the Borough Superintendent, re frame building, stairs, and live load.

PREMISES AFFECTED—317 Manhattan Avenue, west side, 71 feet north of Metropolitan Avenue, Block 2758, Lot 26, Borough of Brooklyn.

## 796-45-A—Vol. II

APPLICANT—Arnold W. Lederer for Bruger Realty Corp., Rita Saunders and Herbert Schacht, owners; Henry Sharpe, lessee.

SUBJECT—Application reopened March 17, 1959, as Volume II—appeal from a decision of the Borough Superintendent re: changes in occupancy throughout buildings.

PREMISES AFFECTED—22 East 16th Street (Buckingham Road), west side, 172 feet, 7 inches south of Caton Avenue, Block 5076, Lot 14, and 28 East 16th Street (Buckingham Road), west side, 229 feet 7 inches south of Caton Avenue, Block 5076, Lot (part of 14), Borough of Brooklyn.

## 909-59-A

APPLICANT—Albert Melniker for United States Gypsum Company, owner.

SUBJECT—Application December 18, 1959—Appeal from a

decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

PREMISES AFFECTED—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

## 86-60-A

APPLICANT—Shreve, Lamb and Harmon Associated for Western Electric Company, Incorporated, owner.

SUBJECT—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re—Marquee.

PREMISES AFFECTED—212-222 Broadway, east side, from Fulton Street to Ann Street, 2-22 Ann Street and 147-165 Fulton Street, Block 89, Lots 5, 12, 13 and 14, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## APRIL 19, 1960, 10. A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 19, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 358-26-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use 1¼ height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

Laid over from March 15, 1960, to April 19, 1960, for hearing; applicant to send out notices to affected property owners and for new publication in the Bulletin.

## 458-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

PREMISES AFFECTED—17 to 33 West 9th Street, north side, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

## 723-59-BZ

APPLICANT—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for "Day and Night Parking" for more than five (5) motor vehicles.



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**PREMISES AFFECTED**—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

## 526-59-BZ

**APPLICANT**—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

**SUBJECT**—Application August 11, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

## 443-40-BZ—Vol. III

**APPLICANT**—Herman Kron for Jack Washton, owner.

**SUBJECT**—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district the erection of a one story extension to the rear of an existing building to extend the present retail use. Extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

**PREMISES AFFECTED**—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

## 826-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs (hand tools only), lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

**PREMISES AFFECTED**—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

## 810-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

**PREMISES AFFECTED**—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street, southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.

## 832-59-BZ

**APPLICANT**—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

**SUBJECT**—Application December 9, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs and parking for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

## 710-59-BZ

**APPLICANT**—Robert J. Crinnion for L. Fragasso, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.

**PREMISES AFFECTED**—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

## 383-46-BZ—Vol. III

**APPLICANT**—Seelye, Stevenson, Value and Knecht for Frostone Corporation, owner; Ansol Holding Corporation, lessee.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the elimination of the loading platform of the present buildings and construct a common lobby thereby extending the area of the structure and uses.

**PREMISES AFFECTED**—200-202 Tillary Street and 59-73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn.

## 847-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Thomas D'Angelo, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot (pleasure type vehicles only), for a temporary term of ten (10) years.

**PREMISES AFFECTED**—114-116 Pulaski Street, south side, 255 feet, west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

## 419-59-BZ

**APPLICANT**—Dominick Salvati and Son for Michael Rizzo, owner.

**SUBJECT**—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a E-1 area district an open patio (now built), on an existing terrace both encroaching over the building line.

**PREMISES AFFECTED**—4703 Bay Parkway, north side, 38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## 212-34-BZ—Vol. III

**APPLICANT**—Herman Kron for Sinclair Refining Company, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, refinish the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

**PREMISES AFFECTED**—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lot 97 and 99, Borough of Brooklyn.

## 864-59-BZ

**APPLICANT**—Dominick Salvati and Son for Cono D'Elia, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.



# CALENDAR

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

PREMISES AFFECTED—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

## 5-60-BZ

APPLICANT—Abraham Grossman for Andrett Realty Corporation, owner.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under sections 7c and 19A of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth.

PREMISES AFFECTED—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

## 109-60-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Rose Associates, owner.

SUBJECT—Application February 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2 height district the erection of a twenty-nine story office building with an encroachment beyond the required zoning envelope.

PREMISES AFFECTED—280-290 Park Avenue and 54-70 East 49th Street, southwest corner, and 51-71 East 48th Street, Block 1284, Lot 33 part of 30, Borough of Manhattan.

## 38-60-BZ

APPLICANT—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

## 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

Laid over from March 15, 1960, to April 19, 1960, for continued hearing at the request of an objector, applicant concurring.

## 339-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for 3515 Fort Hamilton Parkway Realty Inc., owner.

SUBJECT—Application reopened March 15, 1960 for consideration as to extension of time to complete, expired

January 6, 1960—decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

PREMISES AFFECTED—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

## 192-38-BZ

APPLICANT—Power and Hopkins for Dorothy Mastangelo, owner.

SUBJECT—Application reopened March 15, 1960 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution for a term of years, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx.

## 623-56-BZ

APPLICANT—Joseph Levy, Jr. for Forman and Forman, Inc., owner; Vincent Giardullo, lessee.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired October 22, 1958—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one-story extension at the rear of an existing restaurant, bar and grill and cabaret exceeding the permissible area.

PREMISES AFFECTED—2488-2490 Flatbush Avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn.

## 150-44-BZ

APPLICANT—Haus and Bresin for Hannah S. Weinberg, Administratrix, for Estate of Morton Weinberg owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired July 11, 1945—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of an existing business use (restaurant).

PREMISES AFFECTED—409-411 West 24th Street, north side, 100 feet west of 9th Avenue, Block 722, Lots 31 and 32, Borough of Manhattan.

## 1180-38-BZ—Vol. II

APPLICANT—Victor E. Block for Morice Haymes and Co., Inc., owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired December 16, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of three adjoining brick buildings formerly used as stores, factory, church and dwelling, to a gasoline service station with accessory uses including minor repairs with hand tools only to be used in conjunction with a parking area located at the rear of the premises.

PREMISES AFFECTED—1215-1223 Prospect Avenue, west side, 156.43 feet south of Home Street, Block 2680, Lots 45, 50 and 54, Borough of The Bronx.



# CALENDAR

## 227-54-BZ

APPLICANT—Guerino Salerni for John Micari, owner.  
SUBJECT—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the maintenance of existing garages for five (5) cars, for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th Street, west side, 277.83 feet south of 31st Avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

## 414-54-BZ

APPLICANT—Guerino Salerni for U-Park-It-System, Inc., owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired March 15, 1960—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th Street, east side, 265 feet north of 34th Avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

## 379-32-BZ

APPLICANT—Julius Bleich for Gee Jay Realty Corp., owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1327-1333 Webster Avenue, west side, 231.24 feet north of East 169th Street, Block 2887, Lot 174, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 180-59-BZ

APPLICANT—John E. Paggioli for Nunziata Carannante, owner.

SUBJECT—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

Hearing closed—Laid over from January 12, 1960, for inspection and decision; date to be set; now set for March 15, 1960; then laid over to April 19, 1960, for applicant to file revised plans and for decision; premises having been inspected.

## 641-59-BZ

APPLICANT—Arnold A. Arbeit for Bervic Realty Corporation, owner.

SUBJECT—Application October 6, 1959—decision of the

Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32, and 36, Borough of The Bronx.

Hearing closed—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision; then to April 19, 1960, at the request of the applicant to revise his plans.

MAX H. FOLEY, *Chairman.*

APRIL 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

SUBJECT—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

## 147-59-A

APPLICANT—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.

PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

## 364-59-A

APPLICANT—Charles M. Shapiro for Jacob and Paul Wank, owner; Stalber Cycle Corporation, lessee.

SUBJECT—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of spray equipment, not of approved type.

PREMISES AFFECTED—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn.

## 409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.

SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.

PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

## 686-59-A

APPLICANT—De Rose and Cavalieri for Amerigo Coppola, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.



# CALENDAR

799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.

SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).

PREMISES AFFECTED—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

170-60-A

APPLICANT—Schulman and Soloway for L.J.R. Corporation, owner.

SUBJECT—Application March 9, 1960—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27, subdivision 2b of the Multiple Dwelling Law re—rear yard.

PREMISES AFFECTED—88-15 168th Street, east side, from 88th Avenue to 89th Avenue, Block 9819, Lot 3, Jamaica, Borough of Queens.

MAX H. FOLEY, *Chairman*.

## MINUTES

### REGULAR MEETING

TUESDAY MORNING, MARCH 22, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 8, 1960 were approved as printed in the Bulletin of March 17, 1960, Vol. 45, No. 11.

374-16-BZ—Vol. 111

APPLICANT—Lama, Proskauer and Prober for Ethel Pokorny, owner.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business use district, the reaffirmation of the resolution adopted on November 16, 1937 to reconstruct the one story garage by removing part of the front, create an alcove and install and maintain a gasoline service station.

PREMISES AFFECTED—1664 to 1670 Fulton Street, southside, 363 feet east of Troy Avenue, Block 1700, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubricatorium, minor auto repairs, car washing, storage room, office, sales and parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A. M. at the request of applicant; and for decision; hearing previously closed.

384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickerberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent, under section 7h of the Zoning

Resolution, to permit in a residence use district, the maintenance of a non-transient storage lot for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubricatorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Henry H. C. Poliakoff, E. J. Dehan, Morris Pierson, Mrs. J. A. Donats and Frances Voelkle.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

265-59-BZ

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from four car garage and dwelling, to an eight car garage.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Nathan Lubroth, and Murray Landy.

For Opposition: Harry Holtzman, B. Meredith Langstaff, John Dixon, Florence Guild Nixon, John Mobsen, Mildred Mobsen, Nina Voorhees, Mrs. Gene Wanat, Michael Wanat, Dorothy Holtzman, Alben Philips and Sheldon M. Mochlin.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; applicant to submit additional drawings; hearing closed.



# MINUTES

## 266-59-A

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—appeal from a decision of the Borough Superintendent re: Class III Construction.

PREMISES AFFECTED—11 College Place, west side, 89 feet, 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Nathan Lubroth.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 310-59-BZ

APPLICANT—Frank J. Crisona for Saltheresa Homes Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

PREMISES AFFECTED—14-02 to 14-10 (14-06 official) Parsons Boulevard, and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: David J. Levidow, Dr. Samuel E. Herman, Gustav J. Weiland, Walter Maksimuk, Anne Maksimuk, Kay Maksimuk, Mary T. Gallagher, Patrick J. Gallagher, Rino Ganio, Johanna Klimek, and Samuel Maksimuk.

ACTION OF BOARD—Laid over, date to be set for new hearing; applicant to send out new notices to affected property owners.

## 348-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

SUBJECT—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required rear yard and occupying more than the permitted area coverage.

PREMISES AFFECTED—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

### APPEARANCES—

For Applicant: George J. Meltzer and John Senko Jr.  
For Opposition: Peter Belsito, Henry H. Diener, Rhoda Brenner, T. M. McCallar, Lillian Stone, Mrs. Ralph Martire, Mrs. Camillo Pesce, Mrs. John Santielli, Gerry Pollini, Mrs. Jose Perrone, Mrs. John Claps, Rita Leunia, Anne Winkler, Benjamin Burg, Walter Brenner and others.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 641-59-BZ

APPLICANT—Arnold A. Arbeit for Bervic Realty Corporation, owner.

SUBJECT—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-

automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx.

### APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Opposition: None.

ACTION OF BOARD—Laid over to April 19, 1960, at 10 A. M. at the request of the applicant to revise his plans; hearing previously closed.

## 690-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Vivian Regenstreif, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one story extension to the rear of the existing building, extending into required rear yard.

PREMISES AFFECTED—217-38 Stewart Road, south-side, 340.58 feet east of Kingsbury Avenue, Block 7774, Lot 61, Hollis Hills, Borough of Queens.

### APPEARANCES—

For Applicant: George J. Meltzer, Vivian Regenstreif and Nat Regenstreif.

For Opposition: None.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 777-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—113-28 to 113-48 (113-44 official) Farmers Boulevard, northwest corner, from 189-23 to 189-43 Murdock Avenue and 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Eli Johnson, Lincoln Haskins and William L. Brinton.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 778-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present use of lubritorium, office and minor auto repairs and extend such uses to include car washing, utility room, sales room and parking and storage of motor vehicles with ground signs in the retail portion with business entrance (curb cuts) within 75 feet of a residence use area.

PREMISES AFFECTED—164-12 to 164-20 (164-16 official) Sanford Avenue and 47-02 to 47-12 165th Street, southwest corner, Block 5395, Lot 22, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: Joseph J. Buss and Theodore H. Ressler.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A.M. for inspection and decision; hearing closed.



# MINUTES

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under sections 7e, 7f and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor vehicle repairs, non-automatic car washing, office, sales, signs, and parking of cars awaiting service.

PREMISES AFFECTED—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Benjamin L. Levine.

For Opposition: Ralph R. Ilaria, Sigmund Ruzycki, Gloria Hoffman, Charles Jarembinsky, Noreen Boissonneau, Alfonso Ilaria, George L. Magee and Alexander Magee.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 824-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nagev Realty Corporation, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, salesroom, and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district, for a stated term of twenty (20) years.

PREMISES AFFECTED—271-277 5th Avenue and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: Joseph A. Di Stefano, Nathan Leifer, Susie D'Antonio, Mary D'Amato, Stella Manacle, Clotilda Siconolf, Victoria Pellecchia and Philip G. Scampas.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 883-59-BZ

APPLICANT—Sol Strassler for Cambria Heights Jewish center, Beth Sholom Congregation Incorporated, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building with less than the required setback and occupying more than the permitted area coverage.

PREMISES AFFECTED—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

### APPEARANCES—

For Applicant: Charles I. Goldman and Rabbi M. Schenelowitz.

For Opposition: John C. Gatimer.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 884-59-A

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.

SUBJECT—Application December 21, 1959—appeal from a decision of the Borough Superintendent—re Class 3 construction, public use.

PREMISES AFFECTED—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

### APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 883-59-BZ; hearing closed.

## 49-60-BZ

APPLICANT—Lama, Proskauer and Prober for 968 Ocean Parkway Realty Corporation; Harry and Florence Macklen, owners.

SUBJECT—Application January 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E and E-1 area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E-1 area district and less than the required parking spaces.

PREMISES AFFECTED—964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

### APPEARANCES—

For Applicant: John P. McGrath and R. S. Hardy.

For Opposition: Reuben J. Aronson, Michael and Mary Schneiderman, Max and Rena Mizrahi, Henry and Sarina Shalom, Mitchell and Harry Diamond, David and Winnifred Berman, Harriet Morris, Sophie Weiner, Herbert Marks, Marvin B. Furman, Susan Aquilino, Lena Gelb, Dominic Mello, Helen K. Stoller, Jacqueline Zimmon, Anne Ghelardi, Lena Zimmon, Louis Weinstein, Mary Monison, Hain Chalom, Lillian Gottfried, John Dragonette, Mildred Di Palma, Joseph Hamerschlag, David Schutzberger, Muriel April, Jack Monison, Sarina Shalom, John Dragonette, Tawil Meyer, James De Vito, Hyman Siegel and others.

ACTION OF BOARD—Laid over to April 5, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 678-59-BZ

APPLICANT—Abraham Grossman for Adrian, Harvey, Beverly and Inez Applebaum, owners.

SUBJECT—Application October 23, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office, sales and parking and storage of motor vehicles in open area.

PREMISES AFFECTED—241-20 Northern Boulevard, southwest corner of Douglaston Parkway, Block 8178, Lot 8, Douglaston, Borough of Queens.

### APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 710-56-BZ—Vol. II

APPLICATION—Lama, Proskauer and Prober for Soco Mobil Oil Company, owner.

SUBJECT—Application reopened October 20, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c and 7A(d) of the Zoning Resolution, to permit, in a business and residence use district, the increase in the area of an existing gasoline service station, add an additional pump island with two pumps, a new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district.

PREMISES AFFECTED—1915-1937 Linden Boulevard and 756-772 Pennsylvania Avenue, northwest corner, and



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759-761 Sheffield Avenue, Block 4322, Lots 21 and 24, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: None.

## ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was reopened as Vol. II on October 20, 1959 subject to regular procedure; and

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 21, 1959 as amended by decision dated January 28, 1960 acting on N.B. Applic. No. 1544-56, reads:

"1. The proposed changes to increase the area of the gasoline station by including Lot No. 21 and the proposed omission of 6'0" high brick wall on former rear lot line, the installation of additional curb cuts—1—35'0" cut on Pennsylvania Avenue and 1—9'8" cut on Sheffield Avenue, is not in accordance with the Board of Standards and Appeals variance under Cal. No. 710-56-BZ and also contrary to Art. II Section 4(a) (29) (46) and Section 3 of the Zoning Resolution for a plot located partly within a business use district and partly within a residence use district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, A(d) of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A(d), to permit in a business and residence use district, the increase in the area of an existing gasoline service station, add an additional pump island with two pumps and new curb cut on Pennsylvania Avenue and one curb cut on Sheffield Avenue, with curb cuts, sign, entrances and show window within 75 feet of the residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 9, 1959, 4 sheets; that a wall along the northern lot line from Pennsylvania Avenue to Sheffield Avenue shall be built 5 feet 6 inches high with proper coping except where the adjacent building comes to the lot line; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 778-56-BZ—Vol. II

APPLICANT—Morton S. Cahn for Simon Molfetto and Joseph DeDona, owners.

SUBJECT—Application reopened May 26, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles from the business use portion of the plot into the residence use portion.

PREMISES AFFECTED—102-11 Liberty Avenue, north side, from 102nd Street to 103rd Street, 103-67 to 103-79 102nd Street and 103-68 to 103-80 103rd Street, Block

9506, Lots 35, 43, 44 and 46, Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Morton S. Cahn.  
For Opposition: None.

## ACTION OF BOARD—Application granted on condition. THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1959 acting on Alt. Applic. No. 134-59, reads:

"1. The extension of the existing parking lot for more than five (5) motor vehicles into the residence portion of these premises, which are partially in a business use district & partially in a residence use district is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the extension of the present parking lot for the parking and storage of more than five motor vehicles, from the business use portion of the plot into the residence use portion, *on condition* that the work shall be done in accordance with drawings filed with this application dated, May 8, 1959, 1 sheet and February 5, 1960, 2 sheets; that proper bumpers shall be placed five feet from the lot lines where cars are to be parked; that the lot shall be paved with clean cinders or gravel, treated with a binder, or with macadam, rolled to the proper grade and properly drained; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained, all work completed within the requirements of Section 22A of the Zoning Resolution.

## 61-60-A

APPLICANT—William Chamoy Acting Borough Superintendent, The Bronx.

OWNER OF PREMISES—Jacob Starr.

SUBJECT—Application January 27, 1960—Revocation of Certificate of Occupancy 26559—issued on April 16, 1959.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.  
For Owner: Leonard F. Rothkrug.

## ACTION OF BOARD—Appeal granted.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Commis-  
sioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the applicant states that the plot is 60 feet by 115 feet in area, located in residence use, B area, class 1½ height district, now used and occupied: on ground—parking and storage of more than five (5) motor vehicles; and

WHEREAS, the Acting Borough Superintendent of The Bronx, Department of Buildings, states that in accordance



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with the provisions of Section 668, Subdivision b of the New York City Charter, application is hereby filed for the revocation of Certificate of Occupancy No. 26559, issued on April 16, 1959, for a period of two (2) years, for the parking and storage of more than five (5) motor vehicles, at the above premises; and

WHEREAS, the applicant states that this application for revocation of the Evangelical Lutheran Church of the Holy Comforter, Bronx, New York (Foley); that in the Board of Standards and Appeals' resolution, adopted on March 31, 1959 for a new determination, that the two (2) year term granted by the Board, having expired, the certificate of occupancy should be vacated; that the certificate of occupancy, for a term of two (2) years, was issued by this Department from the Board's resolution as of September 24, 1957, previously adopted by the Board, granting the proposed use for a term of five (5) years; and

WHEREAS, the Board, after careful consideration, recommended that the appeal of the Acting Borough Superintendent to revoke the present Certificate of Occupancy should be granted.

*Resolved*, that the appeal of the Acting Borough Superintendent, be and it hereby is *granted*, revoking the Certificate of Occupancy 26559 issued April 16, 1959.

## 157-57-BZ

APPLICANT—Leonard F. Rothkrug for Jacob Starr, owner.

SUBJECT—Application reopened February 24, 1960 for consideration as to extension of term of variance, expired September 24, 1959—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Jacob Starr and J. Arthur Cottey.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, and Commissioner Sleeper ..... 3

Negative: Commissioner Fox and Commissioner Becker 2

### THE RESOLUTION—

WHEREAS, on March 31, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation September 24, 1959; and

WHEREAS, this application was reopened on February 24, 1960 and set for hearing on March 22, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1960 acting on Alt. Applic. No. 1042-56, reads:

"The continuance of the lot as parking lot for the parking and storage of motor vehicles in a residence use district after 3-31-61 is contrary to Art. II Sec. 3 Zon. Res. & B.S.A. 157-57-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1959 only as to the term of the variance, so that as *amended* it shall read:

"Granted for a term of two years from September 24, 1959; that other than as herein *amended* the resolution above cited shall be complied with in all respects;

and that a new certificate of occupancy shall be obtained."

## 194-58-BZ

APPLICANT—Leonard F. Rothkrug for Murray and Serena Mintz, owners.

SUBJECT—Application reopened February 24, 1960 for consideration as to extension of time to complete, expired December 2, 1959—decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to an existing one family dwelling and accessory dental office with less than the required setback.

PREMISES AFFECTED—141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Gardens, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on December 2, 1958 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation December 2, 1959; and

WHEREAS, this application was reopened on February 24, 1960 and set for hearing on March 22, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1960 acting on Alt. Applic. No. 99-58, reads:

"1. Request for extension of time to complete work must be referred back to the Board. The Board's resolution under Cal. #194-58-BZ has expired Dec. 2nd, 1959."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1958, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 412-59-BZ

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the present uses of an existing gasoline service station to include minor auto repairs and parking of cars awaiting service with signs and business entrances within 75 feet of a residence use district.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42 (formerly 42 and 44) Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Commis-  
sioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 15, 1959 after due notice by publication in the Bulletin; laid over to December 22, 1959 for hearing at the request of an objector; no further request for adjournment to be entertained; then laid over to January 12, 1960 for inspection and decision; hearing closed; then to January 19, 1960 for further study and decision; then laid over, date to be set after applicant amends application and rectifies housekeeping conditions and for reinspection and decision; then laid over to March 22, 1960 for additional inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1959 acting on Alt. Applic. No. 32-59, reads:

"10. Proposed construction of building and extension of plot, in a Business zone, to be used for, on the first floor, for gas station, auto laundry, office, lubricating, minor auto repairing and parking of cars awaiting service and on the upper 2 floors for residence is contrary to Article II, PP. 4a, subsections 29 & 46 of the Zoning Resolution.

11. Signs and business entrances within 75' of a Residence zone violate Article II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the present uses of an existing gasoline service station to include minor auto repairs and parking awaiting service, with signs and business entrances within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated June 24, 1959, 14 sheets and January 12, 1960, 1 sheet; that all other laws, rules and regulations applicable shall be complied with; that the entire first floor ceiling shall be protected with fibreglass bats not less than 3 inches in thickness, between wood beams and with a metal lath and one inch. Portland cement ceiling under the bats, except in the new extension which shall be fireproof; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Sections 22A of the Zoning Resolution.

## 413-59-A

APPLICANT—Sidney H. Kitzler for Bisam Realty Corporation, owner.

SUBJECT—Application June 24, 1959—Class 3 Construction.

PREMISES AFFECTED—4512-4516 16th Avenue and 1583-1585 46th Street, northwest corner, Block 5433, Lot 42, (formerly 42 and 44) Borough of Brooklyn.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,

dated June 5, 1959 on Alt. Applic. 32/59, reads:

"12. Proposed uses in a 3 story class 3 building violates 4.2.1 of the Building Code."

and

WHEREAS, the applicant states that the building is 31 feet by 72 feet in area, 3 stories, 33 feet high of class 3 construction, built in 1922, now used and occupied: cellar—boiler room and household storage; 1st floor—gasoline station, store, auto laundry, office and lubricating, 3 persons; 2nd floor—1 family; 3rd floor—1 family; that it is proposed to extend the accessory uses of the gasoline station further into the 1st floor of the building by enlarging the car washing space to house the auto laundry and greasing, relocate the office and accessory store and by building a rear one story extension to create space for minor auto repairing; that the entire 1st floor over the cellar shall be made of fireproof construction and the entire 1st floor ceiling shall have a one-hour fire-retarded rating; that the boiler room in the cellar shall be completely separated from the balance of the cellar with a partition of incombustible materials and shall have a separate and direct exit to the outer air; that the cellar and 1st floor ceiling shall be of 1 hour construction; that the roof of the one story extension shall be of fireproof construction; that all 1st floor partitions including the stair enclosure shall be of masonry construction; that the stair enclosure on the 2nd and 3rd floors is of 1 hour construction with fireproof self-closing doors; that all conditions are further explained under Calendar Number 412-59-BZ; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended the granting of this appeal under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated June 5, 1959, acting on Alt. Applic. 32/59, Objection 12, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements of the resolution adopted this day by the Board under Cal. No. 412-59-BZ shall be complied with in all respects and that a certificate of occupancy shall be obtained.

## 554-59-BZ

APPLICANT—Harry Silverman for Katonah Realty Incorporated, owner.

SUBJECT—Application August 26, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the construction of a one story and cellar building for a conforming use and occupying more than the permitted area.

PREMISES AFFECTED—4334-4346 Katonah Avenue, east side, 50 feet north of East 238th Street, Block 3387, Lots 3 and 12, Borough of The Bronx.

## APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 31, 1959 acting on N.B. Applic. No. 1143-59, reads:

"1. Area coverage exceeding 55% area coverage of lot in a "D" area district is contrary to Art. IV Sect. 14 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had sub-



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stantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D area district, the construction of a one story and cellar building for a conforming use and occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed with this application dated, August 26, 1959, 4 sheets, and January 27, 1960, 2 sheets; that there shall be no openings in the rear wall of the building and no openings in the roof within 50 feet of the rear wall; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 585-59-BZ

APPLICANT—Harry Silverman for Zinbur Incorporated; R. C. A. Service Company, lessee.

SUBJECT—Application August 24, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of the first floor of a one story and basement building, from garage, to garage, office, storage and repairs of radio and television sets with not more than five (5) people engaged in such repairs.

PREMISES AFFECTED—659-665 West 158th Street, north side, 154 feet 4½ inches east of Riverside Drive, Block 2135, Lot 56, Borough of Manhattan.

### APPEARANCES—

For Applicant: Harry Silverman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 14, 1959 acting on Alt. Applic. No. 1130-59, reads:

"1. Under Cal. 1107-22-BZ the Bd. of Stds. of Appeals approved garage in subject bldg.

Proposal to change the use of structure (located partly in a Business Use District and partly in a Residence Use District) from garage to office, storage, garage for more than 5 motor vehicles, radio and television repairs and with not more than 5 persons engaged in repairs—requires that application be referred back to the Bd. of Stds. & Appeals for adjudication.

Reconsideration of this objection was denied on July 14, 1959. It will not be further considered."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the applicant changed the basis of his application from Sections 7a and 21 to Section 7c of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does

hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the change in occupancy of the first floor of a one-story and basement building from garage, to garage, office, storage and repairs of radio and television sets, with not more than five people engaged in such repairs; the basement use to remain unchanged, *on condition* that the work shall be done in accordance with drawings filed with this application dated August 24, 1959, 5 sheets and February 17, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 601-59-BZ

APPLICANT—Henry Nordheim for Julia S. Politi, owner; David Mannes, lessee.

SUBJECT—Application September 22, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

PREMISES AFFECTED—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; then laid over to March 22, 1960 for applicant to file revised drawings, and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated August 24, 1959 acting on N.B. Applic. No. 1184-59, reads:

"1. Proposed use of motor vehicle repair shop and parking of cars in a business use district is contrary to Art. II Sec. 4 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i, to permit in a business use district, the erection of a one-story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site, *on condition* that the work shall be done in accordance with drawings filed with this application dated September 22, 1959, 2 sheets, January 21, 1960, 1 sheet, March 21, 1960, 1 sheet and March 21, 1960, 1 sheet revised; that the pit shall be mechanically ventilated and an exhaust duct constructed under the floor to the wall and then through the roof; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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## 688-59-BZ

APPLICANT—Albert Melniker for Fred Winrock, owner.  
SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot and ingress and egress for patron parking for retail building and adjacent Lot #4.

PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker and Fred Winrock.  
For Opposition: Pat Raiazza, James P. Minogue, Alfred Berardocco, Harold H. Truppner, Joseph F. Naraldo, Heinz E. Zell and Paul J. Barowski.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 as amended by decision dated February 4, 1960 acting on Alt. Applic. No. 412-59, reads:

"1 Proposed parking cannot be considered accessory parking because there are no buildings on the premises for it to be accessory to.

2 Independent parking lot located in a residence use district is contrary to Art. II Section 3 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the Board recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions e and h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 412-59, Objections Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 689-59-A

APPLICANT—Albert Melniker for Fred Winrock, owner.  
SUBJECT—Application October 28, 1959—filed pursuant to Section 35 General City Law—re curb cuts in bed of mapped street—proposed widening of Raymond Avenue.

PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred Melnick and Fred Winrock.  
ACTION OF BOARD—Appeal withdrawn in view of the action taken this day under Cal. No. 688-59-BZ.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 697-59-BZ

APPLICANT—Lama, Proskauer and Prober for Alexander L. Baris and Rae Geffen, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, of-

fice, sales and parking and storage of motor vehicles for a stated term of twenty (20) years.

PREMISES AFFECTED—162-27 to 162-41 North Conduit Avenue (162-35 official) and 144-22 to 144-30 New York Boulevard, northwest corner, Block 12318, Lots 10, 14 and 15, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.  
For Opposition: Samuel Bodian, Park Dept.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; then laid over to March 22, 1960 for further inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated September 30, 1959 acting on N.B. Applic. No. 3695-59, reads:

"1. Proposed gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, office & sales, parking and storage of motor vehicles and proposed business entrances (curb cuts) and business signs in a plot located within a Residence Use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. Proposed ground signs in a Residence use district are contrary to Art. II Sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board on two separate occasions and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 3695/59, Objections Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 698-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing service station, extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales, utility room, and parking and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district.

PREMISES AFFECTED—2773-2791 Nostrand Avenue and 3001-3031 Kings Highway, northeast corner, Block 7684, Lot 22, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision, hearing closed; and



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WHEREAS, the decision of the Borough Superintendent, dated October 6, 1959 acting on N.B. Applic. No. 2508-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing office, greasing room and gasoline service station to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a lot located partly within a retail use district and partly within a residence use district is contrary to Art. II sect. 3 and sect. 4-A as per Art. II sect. 4(a) subsect. 29 and 46 of the Zoning Resolution.

"2. Proposed business signs on post standards extending 4'-0" beyond the bldg. line are contrary to Art. II sect. 3 & 4(a) subsect. of the Zoning Resolution.

3. Proposed show window business entrances and signs and curb cuts with 75'-0" from a Residence use district is contrary to Art. II sect. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, i and A, to permit in a retail and residence use district, the reconstruction of an existing service station and extension of area and the present uses of gasoline service station, greasing room and office to include minor auto repairs, car washing, sales, utility room and parking and storage of motor vehicles, with business entrances and show windows within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 29, 1959, 4 sheets, and February 3, 1960, 1 sheet; that a brick wall of the same brick used in the accessory building shall be built along the northern lot line, except where the accessory building or adjacent building are on the line; that all pumps shall be located at least 15 feet from the building line; that car washing shall be limited to non-automatic car washing; that the trees presently on Kings Highway shall be transplanted and located between the curb cuts; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 741-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nattie Giresi, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, office, sales and storage and parking of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—112-118 Atlantic Avenue and 321-327 Henry Street, southeast corner, Block 285, Lots 6, 7, 8 and 9 Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the

Bulletin; laid over to March 22, 1960 for inspection and decision; applicant to submit information to Board as to distance from plot to entrance of college building or laboratory; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on N.B. Applic. No. 2435-59, reads:

"1. Proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, office and sales, storage room and parking & storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II sect. 4(a) subsections 29 & 46 of the Zoning Resolution.

2. Proposed business sign on post standard extending 4'-0" beyond building line is contrary to Art. II sect. 4(a) subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, e and i, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, office, sales and storage and parking of motor vehicles, for a stated term of fifteen years, *on condition* that the work shall be done in accordance with drawings filed with this application dated, November 12, 1959, 3 sheets, and March 14, 1960, 1 sheet revised, except that the two curb cuts shown on Henry Street shall be omitted and one 30 foot curb cut shall be placed on Henry Street beginning five feet from the corner of Atlantic Avenue and Henry Street; that the men's toilet shall be located where the women's toilet is now shown and shall have an entrance from the sales room; that the women's toilet shall be located where the men's toilet is now shown; that there shall be no rotating sign on the corner but a fixed sign of an approved type; that face brick shall be used on the accessory building instead of porcelain enamel; that a fence wall 5 feet 6 inches high shall be erected along the Henry Street building line extending 35 feet from the south end of the property; that wood bumpers shall be placed 5 feet from all lot lines where cars are to be parked; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 872-59-BZ

APPLICANT—Burke, Green and Groh for Hebrew Centre of Whitestone, Beth-Atfillah, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit, in a D area district, the construction of a one story extension to the present synagogue and exceeding the permitted area coverage.

PREMISES AFFECTED—12-25 Clintonville Street, northeast corner of 12th Road, Block 4529, Lot 1, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the



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Bulletin; laid over to March 22, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1959 acting on N.B. Applic. No. 1763-59, reads:

"1. The proposed enlargement of structure in excess of area coverage in a D zone is contrary to Art. IV Sect. 14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a D area district, the construction of a one story extension to the present Synagogue and exceeding the permitted area coverage, on condition that the work shall be done in accordance with drawings filed with this application dated, December 18, 1959, 7 sheets and March 16, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4.25 P. M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 22, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 392-55-SM

APPLICANT—Weatherguard Products Corp., owner—Fabroid, Model Regular H.D.

### APPEARANCES—

For Applicant: B. F. White.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker..... 4

Negative: ..... 0

Not Voting: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 392-55-SM—Weatherguard Products Corp., filed May 9, 1955 for approval of Fabroid, Model Regular and H.D., (flashing material) under the provisions of C26-178.0.b and C26-191.0 Administrative Building Code.

USE: Waterproof membrane material for built-in flashing, spandrel beam waterproofing and vapor barrier.

DESCRIPTION: The Fabroid, Model Regular and H.D. is a non-reinforced, homogeneous, waterproof and impermeable product, composed of elastomeric materials, which have been reduced to a thermoplastic state, extruded under heavy pressure to provide a continuous homogeneous solid sheeting weighing 11 ozs. per sq. yd., 22 ozs. per sq. yd., and 44 oz. per sq. yd.

Waterproof in itself, Fabroid is extruded under heavy pressure with a grain-like effect to assure a perfect bond between the surface and the bonding material, formulated to be resistant to mildew, saltwater, concentrated solution of sulphuric, hydrochloric, nitric and many other types of

acids. Where a bonding agent is specified as asphalt— asphalt asbestos mastic is recommended.

Fabroid is also resistant to attack by the laitance found in Portland cements. Flexible at temperature extremes, Fabroid is resistant to water penetration as tested for one full hour under 40 psi hydrostatic pressure which is equivalent to a 92 ft. hydrostatic head.

INSPECTION AND TEST: Tests were made at the City Testing & Research Laboratories, Inc., 250 West 54th Street, New York, N. Y., with the following results:

April 20, 1954—Reference Number S-24689A, material—Black Fabroid Specimen Number .020", Marked H.D.

Tensile Strength, psi average —Tested per ASTM Standards A794-49 & D882-49T.

Before Ageing —2700

After Ageing 120 hrs. @ 212°F—2610

After Ageing 240 hrs. @ 212°F—2585

Elongation, % average

Before Ageing —220

After Ageing 120 hrs. @ 212°F—215

After Ageing 240 hrs. @ 212°F—225

Bursting Strength on

Mullens Tester —58

Pliability @ 32°F

Tested per ASTM Standard —Did not crack when bent over 1/16" mandrel.

Water Penetration Test

—40 psi hydrostatic pressure applied to backed up material for one hour. No evidence of water penetration. This is equivalent to a 92 foot hydrostatic head.

December 13, 1954—Reference Number S-25881, Material, Black Fabroid, Marked 0.010"

As Received

Results

Thickness

0.009"

Weight, lbs./sq. yd.

.063

Tensile Strength

2280 lbs./sq. in.

Water Permeability

No leakage

Flexibility

Less than 1 oz./in.

### Accelerated Ageing Tests

Air pressure aging for 40 hrs. at 80 psi and 70°C

Tensile Strength

2200 lbs./sq. in.

Water

No leakage

Flexibility

Less than 1 oz./in.

Appearance

No apparent change.

Tests were made at A. W. Dow Inc., 801 Second Avenue, New York, N. Y., May 28, 1959 under Lab. No. 547427. "Fabroid" Thermoplastic, 10 mils thick.

Flexibility test after 400 hours. Accelerated weathering test, consisting of 20 cycles of 20 hours each exposure to light equivalent to the sun at noon in June.

At regular intervals the sample received a water spray to wet it and subject it to thermal shock. Constants during the test were as follows:

Testing Machine

Atlas Single Arc DC Weatherometer, which complies with ASTM D-822-46T

Carbon

#7 Solid

Voltage

120-140 volts

Current

11-12 amperes

Water Pressure

25 psi

Water temperatures

55°F

Water pH valve

7.0

Air temperature

140°F

Appearance after exposure

very slight dulling

Loss after exposure

1.9%

Change in dimension during test

none

Remarks:

At the end of the 400 hour test, the sample showed no



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crazing, cracking, or chalking and remained flexible at — 20°F.

*Flexibility at — 20° F.*—Does not crack or break when bent flat through 180°, followed by three subsequent bends of 360° in alternate directions.

*Puncture Test ASTM D-781-44T*—682.5 puncture units.

This test is performed on a General Electric Puncture Tester and is a measure of the energy required to force a puncture head of designed size and shape completely through a sample. The specimen to be tested is held between two clamping plates, and a pendulum incorporating an arm in the form of an arc of 90 degrees is released by a trigger action from a horizontal position. A puncture point affixed to the end of the rod and having a shape of a right angle triangular pyramic 1 inch in height punctures the specimen. A reading, in inch-ounces per inch of tear, is made on a scale after the pendulum has completed its swing.

The test measures the stiffness and tearing resistance of the specimen.

May 28, 1959 under Lab. No. 54727.

*Mullen Bursting Strength*—175 lbs.

The sample was tested with a Model "A" 1000 lbs. capacity Mullen Burst tester. In the Mullen Test a sample of the sheeting is clamped between two concentric annular discs and in contact at the lower surface, with a rubber membrane. In the operation of the test, hydraulic pressure on the rubber membrane expands it like a ball into the opening of the upper annular disc and it exerts pressure on the test specimen until it bursts or stretches to the maximum displacement of the instrument without breaking. The area subject to the bursting test is 1.13 sq. inch.

This sample stretched to the limit of the instrument without bursting.

Additional tests were made at A. W. Dow, Inc., on November 10, 1959 under Lab. No. 5502 Thermoplastic material embossed "Fabroid".

*Dimensional Stability Test:*

A sheet of "Fabroid" was placed between two steel plates and a load of 125 lbs. per sq. inch was applied and maintained continuously throughout the period of the test except for a brief time needed to examine the sheet at the end of the time period noted below:

The thickness at the start of the test was 0.022 inches: the sheet was 4 inches square.

After 7 days—125 psi—no change in length, width, or thickness

After 14 days—125 psi—no change in length, width, or thickness

After 21 days—125 psi—no change in length, width, or thickness

After 30 days—125 psi—no change in length, width, or thickness

At the end of the 30 day test there was no change in the crinkle finish of the sheet of "Fabroid".

Samples of the material were examined at the Board by Asst. Architect T. W. Farricker.

**RECOMMENDATION:** The Committee on Test recommends the approval of Fabroid, Model Regular H.D. (flashing material) for voluntary use in New York City, when manufactured and installed in accordance with this report, provided each bundle or roll be labeled or tagged "approved by the Board of Standards and Appeals for use in New York City under Calendar Number 392-55-SM".

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 661-58-SA

**APPLICANT**—Cincinnati Cleaning & Finishing Machinery Co., owner—gas-fired paint bake oven.

## APPEARANCES—

For Applicant: Joseph Upton, Jr.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

**WHEREAS**, the report of a Committee on Test reads: 661-58-SA—Cincinnati Cleaning and Finishing Machinery Company, Cincinnati, Ohio, filed November 18, 1958 an application with the Board of Standards and Appeals for approval of the Cincinnati Gas Fired Paint Bake Oven for use in New York City under the provisions of the Paint Spray Rules of the Board and C26-191.0 Administrative Building Code.

**USE:** A recirculating conveyor type of paint baking oven.

**DESCRIPTION:** The Cincinnati paint bake oven basically consists of insulated tongue and groove standard panels made of inner and outer steel sheets held together by perforated steel channels. The insulation is four pound density mineral wool in the form of batts and well supported to prevent settling. The panels are mounted in structural steel frame to form the oven and attached combustion chamber. Heat is supplied by means of an Eclipse Burner designed to burn natural gas at 6 oz. pressure. Burner size varies with the size of the oven. Ignition is by continuous electric spark and a flame rod is installed to electrically shut off gas flow in case of flame failure. In addition a gas valve is provided to shut off gas flow if gas pressure should fall below the equivalent of 2 inches of water.

The fan starters are electrically interlocked with the gas burning system. One fan is installed in the bottom of the combustion chamber and forces heated air to the bottom of the oven through a duct system. The second fan is installed near the top of the oven and serves to draw off the oven's atmosphere through a duct system placed at the top of the oven interior. This fan discharges to outdoors.

Fan capacities are so proportioned to oven volume that the vapor concentration in the oven atmosphere will be less than ¼ of the low limit of explosibility for the solvent used; on the average at least 10,000 cubic feet of fresh air for each gallon of combustible solvent evaporated.

In operation, the electrical interlocks on the motor starters will prevent any part of the burner system from being energized until the starters are closed. The fans, since they are equipped with air flow switches, must be in operation before the burner system will function.

After the fans are started and the air flow switches close, the gas is turned on, the low gas pressure switch closes and the purge timer is energized. The burner system cannot be energized until the purge time expires, approximately 8 minutes.

After the preset purge time expires the ignition button is pressed which opens the pilot solenoid valve and at the same time operates the spark ignition system which ignites the pilot. As the pilot is ignited its flame contacts the flame rod and causes an electric current to flow to the manual reset safety solenoid valve. This valve then opens allowing gas to flow to the main burner where it is ignited by the pilot flame.

If the burner and pilot burner is extinguished or the operating temperature of the oven exceeds the high limit switch set 375° max. or the temperature in the combustion chamber exceeds the combustion limit switch setting, 725°F or either fan stops or the gas pressure falls below the proper pressure, the safety valve will close and cannot be opened until the condition is corrected.

**INSPECTION AND TEST:** A typical oven designed for use with a conveyor system was inspected by Ass't Engr.



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G. F. Sklenarik, at 37-01 31st Street, Long Island City.  
RECOMMENDATION: On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends the approval of the Cincinnati Gas Fired Paint Bake Oven for use in New York City in accordance with this report and the Paint Spray and Dipping Rules of the Board, provided that each oven shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 661-58-SA"; and further that each oven shall be additionally labeled by the installer indicating the low explosive limit of the solvent for which the oven is designed.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 198-59-SA

APPLICANT—John Sexton and Company for Stero Chemical Manufacturing Corporation, owner: John Sexton and Company, Agent.

### APPEARANCES—

For Applicant: David Harris, Jr., and Edward Rogers.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 198-59-SA—John Sexton & Co., for Stero Chemical Mfg. Co., San Francisco, California, filed March 30, 1959 for approval of the Sexton Rinse Injector Model CZ under the provisions of the Submerged Inlet Rules of the Board.

USE: To inject a drying agent into the final rinse water of a dishwashing machine to aid in the air drying of the dishes.

DESCRIPTION: This device consists of a replaceable canister charged with rinse liquid and an aerosol agent. It is connected in an inverted position to the top of metering section which in turn is connected by piping after the vacuum breaker and check valve to a dishwashing machine. The liquid drying agent is known as Puroic L-62 and is made by Wyandotte Chemical Co. It has been listed with the Department of Health.

The liquid drying agent flows, under pressure, through an outlet opening to the piping to mix with the hot rinse water which is fed to spray pipes in the dish washing machine. Its quantity is regulated by means of a needle valve.

INSPECTION AND TEST: All details were examined by Ass't. Engr. G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the device made by the Stero Chemical Mfg. Co., to be marketed by John Sexton & Co. as the Sexton Rinse Injector Model CZ for voluntary use in New York City on dishwashing machines installed with approved vacuum breaker and check valve in accordance with the Submerged Inlet Rules of the Board, on condition that each device bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 198-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does

hereby approve this appliance in accordance with the above report.

## 234-59-SA

APPLICANT—Triangle Equipment Co., Inc., owner.

### APPEARANCES—

For Applicant: S. L. Wenograd and F. L. Thayer.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 234-59-SA—Triangle Equipment Co., Nutley, New Jersey, filed April 15, 1959 for approval of Triangle Infra Red Ovens for use in New York City under the provisions of the Paint Spray Rules of the Board.

USE: For drying flammable or combustible coating materials.

DESCRIPTION: An infra red lamp type oven made in a tunnel form, supported on steel legs and with a chain link belt conveyor passing through. It is used to dry flammable coatings applied to the material in process. The infra red lamps are installed in a bank extending the length of the oven over the conveyor belt and with sufficient clearance provided for passage of the processed material. The entire oven body is assembled on an angle iron frame.

Temperature within the oven is automatically controlled and an interlock is provided to shut off electrical energy to lamps when the conveyor stops. Mechanical exhaust is provided for the oven.

INSPECTION AND TEST: A typical installation was inspected at 28-20 Borden Avenue, Long Island City, where two ovens 9 feet and 18 feet in length were being used to dry a sprayed on adhesive applied to steel sheets. The adhesive contained 78% of methyl ethyl ketone as solvent. Maximum application per spray booth averaged 6 gallons of adhesive per hour. Because of the comparatively large quantity of solvent involved a preliminary drying hood, 9 feet in length was installed ahead of each infra red drying oven. These hoods were provided with mechanical exhaust to outdoors of 4000 cfm capacity and perhaps 50% of the solvent is evaporated before the coated material enter the drying oven. Conveyor speed was set at 9 feet per minute oven air temperature at 160°F maximum.

Methyl Ethyl Ketone has a flashpoint of 30°F, boiling point of 176°F, an explosive range of 1.81 to 11.5 specific gravity of .805 and vapor density of 2.41.

The cubic feet of ventilation air per hour required to just attain the low explosive limit of methyl ethyl ketone with air is:

$$6 \times .78 \times \left[ \frac{100 - 1.81 \times \left[ \frac{8.33 \times .805}{.075 \times 2.41} \right]}{1.81} \right] \times \frac{620}{530} = 11775 \text{ cu. ft.}$$

To maintain  $\frac{1}{4}$  of the low limit

$$4 \times 11775 = 47,100 \text{ cu. ft./hr.}$$

Oven fan exhaust capacity 920 cfm or

$$920 \times 60 = 55,200 \text{ cu. ft./hr.}$$

The ventilation in the oven is therefore more than adequate as no allowance has been made for preliminary drying.

RECOMMENDATION: The Committee recommends the approval of the Triangle Infra Red Ovens for use in New York City when installed as described in this report and the requirements of the Spray and Dipping Rules of the Board and provided that each oven shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number



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234-59-SA"; and further that each oven shall be additionally labeled by the installer indicating the low explosive limit of the solvent for which the oven is designed.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* the appliance in accordance with the above report.

## 472-59-SA

APPLICANT—Sterlairco, Inc., owner.

### APPEARANCES—

For Applicant: James Williams.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
472-59-SA—Sterlairco, Inc., Westfield, Mass., filed July 16, 1959 for approval of Sterling Gas-fired Heaters, Models A-25P, A-50P and BL, A-75P and BL, A-100P and BL, A-125P and BL, and A-150P and BL to be marketed also as National U. S. Radiator Corporation Gas-fired Heaters, Models 25-3N, 50-3N and BL, 75-3N and BL, 100-3N and BL, 125-3N and BL, and 150-3N and BL and also Fedders Gas-fired Heaters, Models 18A83, 18B167 and BL, 18C250 and BL, 18D 333 and BL, 18E417 and BL and 18F500 and BL for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Suspended Gas-fired heaters for non-residential use. Not to be used in garages or other places of explosive atmosphere.

DESCRIPTION: These units are available in 11 models, having 6 BTU input ratings under each trade name. There are 6 propeller fan type and 5 blower fan type heaters, with capacities of 25,000, 50,000, 75,000, 100,000, 125,000 and 150,000 BTU/hr.

This unit is composed of a sectionalized 18 gauge seam welded gas-tight aluminum coated steel heat exchanger and 24 gauge aluminum steel draft diverter with vent connection. The steel casing employs horizontal and vertical discharge louvers. Bottom section of casing opens for service of burners, pilot, orifice and main burner manifold, also has combination air inlet. Units have adjustable suspension supports and floor rest buttons. Each unit is equipped with an automatic 24 volt gas valve with transformer mounted on the unit and 100% safety shut-off for main burners and pilot burner, also a non-aerated pilot burner with thermocouple main gas valve. In addition to the high limit safety switch, each unit is equipped with an adjustable range thermostatic fan switch which delays the starting of the fan switch, which delays the starting of the fan motor, to prevent the blowing of cold air. A manual fan switch permits operation of the fan in the summer.

SUFFIX: P — Propeller fan type.

BL — Blower fan type.

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect T. W. Farricker. These units have been tested and approved by the American Gas Association. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of Sterling Gas-fired Heaters, Models A-25P, A-50P and BL, A-75P and BL, A-100P and BL,

A-125P and BL and A-150P and BL to be marketed also as National U. S. Radiator Corporation Gas-fired Heaters, Models 25-3N, 50-3N and BL, 75-3N and BL, 100-3N and BL, 125-3N and BL, and 150-3N and BL and also Fedders Gas-fired Heaters, Models 18A83, 18B167 and BL, 18C250 and BL, 18D333 and BL, 18E417 and BL, and 18F500 and BL for use in New York City when installed in accordance with Article 12, Chapter 26 of the Administrative Building Code, on condition that each unit shall be installed and located not less than 6 inches from combustible material in ceilings and 18 inches from combustible material in wall. Allow approximately 24 inch clearance from bottom of unit to provide room for bottom hinged servicing panel.

The Committee on Test recommends that these unit heaters are not to be used in garages or places of explosive atmosphere and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 472-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 557-59-SM

APPLICANT—Manufacturers Chemical Co., Incorporated, owner.

### APPEARANCES—

For Applicant: Edward W. Heller.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
557-59-SM—Manufacturers Chemical Company, Inc., Philadelphia, Pa., filed for approval of the material Manufacturers Chemical Company Flame Retardant "H" under the provisions of the Flameproofing Rules of the Board.

USE: A flameproofing compound.

DESCRIPTION: The material is a dry granular compound of the following composition:

Mixed Mono and diammonium phosphate—100.0 parts by wt.

Nonionic wetting agent—.01 parts by wt.

Glycerine—4.00 parts by wt.

In use the compound is dissolved in water to form a 10% solution by weight. The wet pickup is between 80-100% of the weight of the goods.

INSPECTION AND TEST: Heavy cotton material, treated with Flame Retardant "H" were tested at Better Fabrics Testing Bureau Inc. and successfully met the requirements of the Flame Proofing Rules of the Board. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material Manufacturers Chemical Company Flame Retardant "H" for voluntary use in New York City as a flame retardant on cotton fabrics.

Tests for each specific installation on any retests thereof shall be made by the Fire Commissioner or in a laboratory approved by him in accordance with the requirements of the Flame Proofing Rules of the Board.

The Committee further recommends that each container



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in which the material is marketed shall be labeled or marked, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 557-59-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 740-59-SA

APPLICANT—General Electric Company, owner.

### APPEARANCES—

For Applicant: William Hatters.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 740-59-SA—General Electric Co., Major Appliance Division, New York, N.Y., filed November 12, 1959 for approval of Combination Washer-Dryer, Models WD-860T, WD-861T, WD-560T and WD-561T, for use in New York City under the provisions of C26-178.0 and C26-191.0 Administrative Building Code and the Submerged Inlet Rules of the Board.

USE: Domestic type combination clothes washing and drying machine.

DESCRIPTION: These washer-dryers are a domestic type appliance having a load capacity of 8 lbs.

The Models WD-860T and WD-861T are a free standing washer-dryer. The sides, back splash and back of the cabinet are .036 inch gauge shut steel bonderized and finished in baked enamel. The front, top cover and door are .036 inch gauge enameling steel finished in porcelain enamel, the door having a glass observation window. The door latch maintains a water tight seal and releases with a light hand pressure. On the bottom of the appliance are four adjustable feet for leveling. The drum is .041 inch gauge enameling steel, perforated, is 26 inch in diameter with a depth of 16 inch and has six baffles, also an access panel to permit interior of tub to be examined and cleaned and is finished in porcelain enamel. The tub is .041 inch gauge with same finish as drum. The insulation around the tub is a 1 inch fibre-glas blanket. In the calrod unit area there is a piece of aluminum foil approximately 16 inches by 18 inches between the tub and the fibre-glas insulation. A recess drive having 3 belts, and 2 pulleys and a torque motor is used. The power supply is a GE  $\frac{1}{3}$  H.P., 1725 RPM, 115 volts, single phase 60 cycle motor. The pump is also driven by this motor thru a direct drive.

The wash cycle consists of a ten minute tumble cycle and four  $1\frac{1}{2}$  minute rinse cycles. A rubber button trap and a strainer is located in the sump of the tub to prevent buttons, nails, etc., from entering the pump or drain.

The drying cycle is accomplished by means of a calrod heater. Moisture and lint are carried off and down the drain by means of a cold water condensing system. Temperature during the drying cycle is controlled by a tube and bellows type thermostat. A separate disc type safety thermostat is included in the heating circuit to further safeguard against any possible over-heating. Input wattage during the drying cycle is 4500 watts.

On the water inlet there is a  $1\frac{1}{2}$  inch air break in the main water inlet which serves both to fill the tub and to

provide cold water for the condensing system on the drying cycle.

The waste water outlet is designed to accept a standard air break fitting where this is required by code.

A complete wash and dry cycle requires approximately 90 gallons of water and current consumption is approximately 5 kilowatt hours.

The Model WD-560T is the same as Model WD-860T and the WD-561T is the same as the WD-861T described above except that WD-560T & WD-561T are designed without the top to permit mounting under a standard counter top.

INSPECTION AND TEST: The details of construction were examined by Ass't Architect T. W. Farricker. The appliance was tested and approved by Underwriters' Laboratories, Inc.

RECOMMENDATION: The Committee on Test recommends the approval of Combination Washer-Dryer, Models WD-860T, WD-861T, WD-560T and WD-561T for use in New York City under the provisions of C26-178.0 and C26-191.0 Administrative Building Code and the Submerged Inlet Rules of the Board, provided each washer-dryer shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 740-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 14-60-SM

APPLICANT—Colonial Sand and Stone Company, Incorporated, owner.

### APPEARANCES—

For Applicant: Frank L. Kelly.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 14-60-SM—Colonial Sand and Stone Co., Inc., New York, N. Y., filed an application with the Board of Standards and Appeals for approval of their stone aggregate under the provisions of C26-312.0 and C26-315.0 Administrative Building Code.

USE: A coarse aggregate for concrete.

DESCRIPTION: The material is quarried from the applicant's quarries located at Kingston, Ulster County, New York. The rock is blasted from the quarry face and then hauled to a primary crusher and then to a secondary crusher and then conveyed by belt to a battery of screens where it is separated into various sizes. The stone is washed before loading onto barges or railroad cars.

INSPECTION AND TEST: The applicant has submitted a statement from the New York State Department of Public Works indicating that the stone aggregate is acceptable to that department.

RECOMMENDATION: The Committee recommends the approval of the material known as Colonial Sand and Stone, Stone Aggregate, for use in New York City under the provisions of C26-315.0.a Administrative Building Code under the following conditions:

1. That each scow, rail or truck delivery for use in New York City shall be accompanied by a delivery slip stating the



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source of material and the gradation and shall bear a stamp or label reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 14-60-SM."

2. That mill samples shall be taken from each shipment and a record kept of the resulting test for gradation.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 540-59-A

APPLICANT—Jerome W. Perlstein for Community Realty Corporation, owner.

SUBJECT—Application August 21, 1959—re egress.

PREMISES AFFECTED—46-41 Vernon Boulevard, east side 25 feet north of 47th Avenue, Block 47, Lot 2, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated July 23, 1959 on Alt. Applic. 1549-59 reads:

"1—Provide two means of egress as per Section 270 of the Labor Law."

and

WHEREAS, the applicant states that the building is 25 feet by 100 feet in area, 2 stories, 25 feet high, of class 3 construction located in unrestricted use, A area, class 2 height district, built in 1937, used and occupied since 1954; 1st floor—manufacture of steel partitions, 8 persons; 2nd floor—manufacture of steel partitions, 8 persons; and

WHEREAS, the applicant states that the 1st floor is made of concrete directly on ground; that the 2nd floor is of steel and concrete construction; that the under side of roof is covered with ½ inch plaster boards; that except for roof construction the building is of class 1 construction; that the exits consist of an interior 3 foot 10 inch fireproof stair and a new Labor Law type front fire escape with a counterbalanced stair to street; that the 1st floor exits are through a 3 foot 9 inch door to stairhall and a new 3 foot 7 foot wicket door; that the manufacturing occupancy will be limited to 5 persons per floor; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated July 23, 1959 acting on Alt. App. 1549/59, Objection No. 1 and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated March 17, 1960, 2 sheets, revised; and that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 784-59-A

APPLICANT—Charles N. Whinston for William Intner, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re exterior walls.

PREMISES AFFECTED—63-15 Traffic Street, northwest corner of Menahan Street, Block 3608, Lot 100, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Charles N. Whinston.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1959 on N.B. Applic. 1821-59, reads:

"1. Use of Alsinite Plastic Fibre Glass in exterior walls requires the approval of Board of Stds. and Appeals as per C26-191.0."

and

WHEREAS, the applicant states that the proposed building will be 580 feet by 154 feet irregular in area, 2 stories, 20 feet 3 inches high, of class 1 construction, located in unrestricted use, A area, class 1 height district, to be used and occupied; 1st floor—factory, 100 persons; 2nd floor—office and showroom, 25 persons; and

WHEREAS, the applicant states that the building is to be built in a district where the probability of glass breakage by the children in the street is very great; that it is desired to avoid this breakage; that it is proposed to use instead of ordinary glass for glazing, either the product known by trade mark as "Alsinite" or "Corrulux," all of which are a combination of glass fibre and plastic; that this type of glazing will be used on the street frontages only, the lot-line frontages to be glazed with wire glass as approved by the Building Department.

*Resolved*, that the decision of the Borough Superintendent, dated October 29, 1959, acting on N.B. Applic. 1821/59, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated January 27, 1960, 1 sheet and March 17, 1960, 1 sheet; that the building shall be fully sprinklered throughout; and that all other laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 36-59-A

APPLICANT—Emery Roth & Sons for 235 East 42nd Street, Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re fireproofing of lot line windows; should be self-closing and fire resistive; previously granted on condition.

PREMISES AFFECTED—785 Second Avenue, 229-241 East 42nd Street, northwest corner and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31, 34, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1959, so that as *amended* it shall read:

"that in view of statement by the applicant that the building will be increased in area by building over the



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lots formerly occupied by non-fireproof buildings at 229 East 42nd Street and 228 East 43rd Street; and that all openings along the westerly lot line from the second through the tenth floors shall be protected with approved  $\frac{3}{4}$  hour self-closing windows in accordance with the requirements of C26-659.0 of the Administrative Code, the decision of the Borough Superintendent, dated February 17, 1960, acting on N.B. App. 165/58, Obj. 5, be and it hereby is modified only as to the unprotected lot line windows on the 11th floor and that the appeal be and it hereby is *granted on condition* that the lot line windows in question and all work in connection with them be constructed in accordance with revised drawings marked 'Received March 10, 1960,' 10 sheets; that in all other respects the building shall comply with all laws, rules and regulations applicable and with the understanding that the seven story building at 227 East 42nd Street is of fire-proof construction, sprinklered throughout, with incombustible windows on the lot line; and that a certificate of occupancy shall be obtained."

## 262-36-A—Vol. IV

APPLICANT—Joseph A. Marck for Rosemarie Milford, owner.

SUBJECT—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

PREMISES AFFECTED—154-34 Riverside Drive, southside, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph A. Marck and Rosemarie Milford.

ACTION OF BOARD—Laid over to April 5, 1960, at 2 P.M. for inspection and decision.

## 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to March 29, 1960, at 2 P.M. for further consideration by the Board and for decision.

## 792-59-A

APPLICANT—Philip P. Agusta for Charles Adragna, owner.

SUBJECT—Application December 1, 1959—Appeal from a decision of the Borough Superintendent—re frame building, stairs, and live load.

PREMISES AFFECTED—317 Manhattan Avenue, west side, 71 feet north of Metropolitan Avenue, Block 2758, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip P. Agusta and Vincent J. Bensi.

ACTION OF BOARD—Laid over to April 5, 1960, at 2 P.M. for inspection and decision.

## 676-51-BZ—Vol. IV

APPLICANT—Samuel Carr for Rosenberg Associates, owner.

SUBJECT—Application for consideration—for approval of working drawings—re Application, decision of the Borough Superintendent; previously granted on condition, un-

der sections 7e and 7i of the Zoning Resolution, to permit in a business use extending into a residence use district, the erection and maintenance of a gasoline service station, auto wash, lubritorium, showroom, sales space, office, storage and service, parking, minor repairs with hand tools only and erection of a ground sign on the business portion of the lot; previously granted.

PREMISES AFFECTED—159-16 Union Turnpike and 80-02 to 80-12 160th Street, southwest corner, Block 6854, Lot 31, Jamaica, Borough of Queens.

APPEARANCES—

For Applicant: S. Carr.

ACTION OF BOARD—Working drawings approved.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 26, 1960 on certain conditions; and

WHEREAS, the applicant submitted working drawings, for approval by the Board, as being in substantial compliance with the requirements of the resolution.

*Resolved*, that the working drawings marked "Received February 17, 1960," one sheet, and "March 14, 1960," one sheet be and they hereby are *approved* as being in substantial compliance with the terms and conditions of the resolution adopted by the Board on January 26, 1960, *on condition* that such working drawings shall be filed with the Borough Superintendent and followed as to arrangement and design of the premises. (N.B. 2910/58)

## 711-56-BZ

APPLICANT—Paul Friedman for Felnor Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7h and 7i of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor repairs with hand tools only, office, storage and sales of auto accessories, parking of more than 5 motor vehicles waiting to be serviced and a post standard ground sign for a stated term of 15 years.

PREMISES AFFECTED—101-02 to 101-10 (101-06 official) Astoria Boulevard, 101-01 to 101-09 31st Avenue and 28-01 to 28-13 101st Street, southwest corner of Astoria Boulevard, Block 1688, Lot 30, East Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Arthur Levine.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 31, 1959 on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 31, 1959, as *amended* through December 22, 1959 only as to the time to



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obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 3548/56)

## 730-57-BZ

APPLICANT—Lama, Proskauer and Prober for Bartholdi Turecamo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car wash, storage, office and sales, parking and storage of motor vehicles for a stated term of 15 years.

PREMISES AFFECTED—2375-2385 Cropsey Avenue and 8846-8858 24th Avenue, northwest corner, Block 6890, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred M. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 25, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 21, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 25, 1958, as *amended* through April 21, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 1274/57)

## 253-23-BZ—Vol. III

APPLICANT—Morton S. Cahn for Vilimen Co., Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a business use district, the restoration of a garage use for more than five (5) motor vehicles on the southerly half of building.

PREMISES AFFECTED—14-48 East 98th Street, west side, 102 feet 3 $\frac{3}{8}$  inches south of East New York Avenue, Block 4600, Lots 15 and 23, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened for consideration as to amendment of resolution, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; hearing date to be set in conjunction with Cal. No. 492-27-BZ. Reopened this day as Vol. IV.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 492-27-BZ—Vol. IV

APPLICANT—Morton S. Cahn for Halward Realty Corp., owner; Max's Gas Stations, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 21 of the Zoning Resolution, permitting in a business and residence use district, the change in occupancy from gasoline station, to gasoline station, sales, office, lubritorium, brake testing, wheel aligning and extension of existing structure. PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway; 2-12 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1 and 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Morton S. Cahn.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 379-32-BZ

APPLICANT—Julius Bleich, for Gee Jay Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1327-1333 Webster Avenue, west side, 231.24 feet north of East 169th Street, Block 2887, Lot 174, Borough of The Bronx.

### APPEARANCES—

For Applicant: Stanley Ciecierski.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A.M., to consider extension of the term of variance requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 1180-38-BZ—Vol. II

APPLICANT—Victor E. Block for A. M. Associates, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 16, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of three adjoining brick buildings formerly used as stores, factory, church and dwelling to a gasoline service station with accessory uses including minor repairs with hand tools only to be used in conjunction with a parking area located at the rear of the premises.

PREMISES AFFECTED—1215-1223 Prospect Avenue, west side, 156.43 feet south of Home Street, Block 2680, Lots 45, 50 and 54, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A.M., to consider exten-



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sion of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 150-44-BZ

APPLICANT—Haus & Bresin, for Hannah S. Weinberg, Administratrix of the Estate of Morton Weinberg, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 11, 1945—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension of an existing business use, restaurant.

PREMISES AFFECTED—409-411 West 24th Street, north side, 100 feet west of Ninth Avenue, Block 722, Lots 31 and 32, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A.M., to consider extension of time to obtain a new certificate of occupancy, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 273-54-BZ—Vol. II

APPLICANT—Theodore L. Soontup, for Louis Bronxon, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence, business and manufacturing use district, the parking and storage of motor vehicles for a term of five years.

PREMISES AFFECTED—90-25 144th Place (Vanderbilt Avenue) east side, 134.6 feet south of Jamaica Avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Theodore L. Soontup.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 227-54-BZ

APPLICANT—Guerino Salerni for John Micari, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired January 25, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence use district, the maintenance of existing garages for five cars for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th Street, west side, 277.83 feet south of 31st Avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Guerino Salerni and John Micari.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 414-54-BZ

APPLICANT—Guerino Salerni for U-Park-It-System, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 15, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th Street, east side, 265 feet north of 34th Avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Guerino Salerni and Joseph J. Crisa.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 623-56-BZ

APPLICANT—Joseph Levy, Jr., for Forman & Forman, owner; Vincent Giardullo, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 22, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one-story extension at the rear of and existing restaurant, bar and grill and cabaret exceeding the permissible area.

PREMISES AFFECTED—2488-2490 Flatbush Avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and set for hearing on April 19, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application,



# MINUTES

decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy of the basement and first floor of an existing four-story dwelling to business use.

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

926-57-BZ—Vol. III

APPLICANT—Reginald S. Hardy for Robin Associates and M. L. M. Realty Corporation, owners.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application,

decision of the Borough Superintendent; previously withdrawn, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use, D area district, the erection and maintenance of a gasoline service station, lubratorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles.

PREMISES AFFECTED—245-06 to 245-18 South Conduit Avenue, south side, 35.29 feet east of 245th Street, Block 13614, Lots 12 and 14, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

Adjourned: 5:10 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# NOTICE

## APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

### LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# ANNUAL REPORT

## CASES FILED AND PENDING 1959

| Filed 1959        | A   | BZ  | S | SA  | SM  | SR | M'L  | T'L  | GR. T'L |
|-------------------|-----|-----|---|-----|-----|----|------|------|---------|
| JANUARY .....     | 14  | 20  | 0 | 4   | 8   | 0  | 120  | 166  |         |
| Restored .....    | 2   | 21  | 1 | 10  | 6   | 0  |      | 40   | 206     |
| FEBRUARY ....     | 19  | 23  | 0 | 9   | 13  | 0  | 148  | 212  |         |
| Restored .....    | 8   | 20  | 0 | 4   | 5   | 0  |      | 37   | 249     |
| MARCH .....       | 22  | 44  | 0 | 21  | 9   | 0  | 133  | 229  |         |
| Restored .....    | 5   | 19  | 2 | 3   | 9   | 0  |      | 38   | 267     |
| APRIL .....       | 18  | 24  | 0 | 6   | 13  | 0  | 109  | 170  |         |
| Restored .....    | 6   | 28  | 0 | 5   | 7   | 0  |      | 46   | 216     |
| MAY .....         | 40  | 25  | 0 | 5   | 9   | 0  | 139  | 218  |         |
| Restored .....    | 6   | 26  | 0 | 16  | 4   | 1  |      | 53   | 271     |
| JUNE .....        | 21  | 43  | 0 | 15  | 9   | 0  | 178  | 266  |         |
| Restored .....    | 4   | 33  | 0 | 1   | 1   | 1  |      | 40   | 306     |
| JULY .....        | 16  | 35  | 0 | 15  | 12  | 0  | 114  | 192  |         |
| Restored .....    | 1   | 15  | 0 | 1   | 6   | 1  |      | 24   | 216     |
| AUGUST .....      | 20  | 15  | 0 | 5   | 5   | 0  | 0    | 45   |         |
| Restored .....    | 0   | 0   | 0 | 0   | 0   | 0  |      | 0    | 45      |
| SEPTEMBER ...     | 16  | 30  | 0 | 4   | 17  | 0  | 101  | 168  |         |
| Restored .....    | 6   | 12  | 0 | 0   | 4   | 0  |      | 22   | 190     |
| OCTOBER .....     | 17  | 27  | 0 | 7   | 11  | 1  | 121  | 184  |         |
| Restored .....    | 3   | 32  | 0 | 0   | 0   | 0  |      | 35   | 219     |
| NOVEMBER ...      | 21  | 47  | 0 | 2   | 6   | 0  | 102  | 178  |         |
| Restored .....    | 3   | 14  | 0 | 0   | 1   | 0  |      | 18   | 196     |
| DECEMBER ....     | 43  | 86  | 0 | 20  | 12  | 0  | 114  | 275  |         |
| Restored .....    | 2   | 27  | 0 | 0   | 0   | 0  |      | 29   | 304     |
| FILED .....       | 267 | 419 | 0 | 113 | 124 | 1  | 1379 | 2303 |         |
| Restored .....    | 46  | 247 | 3 | 40  | 43  | 3  |      | 382  | 2685    |
| FILED .....       | 267 | 419 | 0 | 113 | 124 | 1  | 1379 |      |         |
| Restored .....    | 46  | 247 | 3 | 40  | 43  | 3  |      |      |         |
| TOTAL .....       | 313 | 666 | 3 | 153 | 167 | 4  | 1379 | 2685 | 2685    |
| PENDING           |     |     |   |     |     |    |      |      |         |
| Dec. 31, 1958 ... | 124 | 325 | 3 | 502 | 709 | 6  | 0    | 1669 | 1669    |
| GRAND TOTAL.      | 437 | 991 | 6 | 655 | 876 | 10 | 1379 | 4354 | 4354    |
| DISPOSITION       |     |     |   |     |     |    |      |      |         |
| 1959              |     |     |   |     |     |    |      |      |         |
| JANUARY .....     | 18  | 33  | 0 | 44  | 33  | 0  | 120  | 248  |         |
| FEBRUARY ....     | 27  | 49  | 0 | 9   | 21  | 0  | 148  | 254  |         |
| MARCH .....       | 20  | 67  | 0 | 24  | 19  | 0  | 133  | 263  |         |
| APRIL .....       | 29  | 74  | 0 | 6   | 7   | 0  | 109  | 225  |         |
| MAY .....         | 27  | 53  | 0 | 19  | 21  | 0  | 139  | 259  |         |
| JUNE .....        | 48  | 57  | 0 | 52  | 57  | 1  | 178  | 393  |         |
| JULY .....        | 29  | 66  | 0 | 29  | 36  | 0  | 114  | 274  |         |
| AUGUST .....      | 0   | 0   | 0 | 0   | 0   | 0  | 0    | 0    |         |
| SEPTEMBER ...     | 22  | 33  | 0 | 30  | 20  | 2  | 101  | 208  |         |
| OCTOBER .....     | 21  | 54  | 0 | 16  | 12  | 0  | 121  | 224  |         |
| NOVEMBER ...      | 28  | 56  | 0 | 46  | 29  | 0  | 102  | 261  |         |
| DECEMBER ....     | 27  | 55  | 0 | 12  | 17  | 0  | 114  | 225  |         |
| TOTAL .....       | 296 | 597 | 0 | 287 | 272 | 3  | 1379 | 2834 |         |
| PENDING           |     |     |   |     |     |    |      |      |         |
| Dec. 31, 1959 ... | 141 | 394 | 6 | 368 | 604 | 7  |      | 1520 | 1520    |

Code: A—Appeals from Administrative Decisions. BZ—Applications under Zoning Resolutions. S—Applications for Variations of Labor Law.  
 SA—Applications for Approval of Appliances. SM—Applications for Approval of Materials. SR—Applications for Adoption of  
 Rules. M'L—Miscellaneous Docket.



# ANNUAL REPORT

## DOCKET

|                                           |      |
|-------------------------------------------|------|
| Cases pending December 31, 1958 .....     | 1669 |
| Cases filed up to December 31, 1959 ..... | 924  |
| Restored to Docket .....                  | 382  |

## MISCELLANEOUS APPLICATIONS

|                                                  |     |
|--------------------------------------------------|-----|
| Requests to reopen .....                         | 886 |
| Requests to amend .....                          | 199 |
| Requests to rescind .....                        | 1   |
| Requests for extension of time .....             | 199 |
| Requests for extension of term of variance ..... | 92  |
| Requests for approval of plans .....             | 2   |

Total ..... 4354

|                                       |      |
|---------------------------------------|------|
| Disposed of .....                     | 2834 |
| Cases pending December 31, 1959 ..... | 1520 |

## DISPOSITION OF CASES

|                 |    |
|-----------------|----|
| Withdrawn ..... | 66 |
| Dismissed ..... | 19 |

|                                                     |     |
|-----------------------------------------------------|-----|
| Denied .....                                        | 85  |
| Granted .....                                       | 3   |
| Granted on condition .....                          | 721 |
| Appliances approved .....                           | 168 |
| Appliances dismissed, disapproved or withdrawn .... | 122 |
| Materials approved .....                            | 180 |
| Materials dismissed, disapproved or withdrawn ..... | 88  |
| Rules approved .....                                | 3   |

## MISCELLANEOUS ACTIONS

|                                                  |      |
|--------------------------------------------------|------|
| Requests to reopen granted .....                 | 859  |
| Requests to reopen denied .....                  | 12   |
| Requests to amend granted .....                  | 199  |
| Requests to rescind granted .....                | 1    |
| Requests for extension of time granted .....     | 199  |
| Requests for extension of term of variance ..... | 92   |
| Plans approved .....                             | 2    |
| Requests withdrawn or dismissed .....            | 15   |
| Total .....                                      | 2834 |

## MONEYS RECEIVED

|                              | 1st QUARTER | 2nd QUARTER | 3rd QUARTER | 4th QUARTER | TOTAL        |
|------------------------------|-------------|-------------|-------------|-------------|--------------|
| Bulletin .....               | \$ 1,845.00 | \$ 1,320.00 | \$ 930.00   | \$ 1,260.00 | \$ 5,355.00  |
| Cash Sales .....             | 576.45      | 442.24      | 303.20      | 410.50      | 1,732.39     |
| Filing Fees .....            | 25,670.00   | 28,500.00   | 19,150.00   | 30,775.00   | 104,095.00   |
| Paid to City Treasurer ..... | \$28,091.45 | \$30,262.24 | \$20,383.20 | \$32,445.50 | \$111,182.39 |

## REVIEW FROM 1916

| Year  | Cases<br>Filed | Restored<br>& M'l<br>Actions | Total<br>to Dis-<br>pose of | Pending<br>Previous<br>Year | With-<br>drawn | Dis-<br>missed | Disposal of as follows: |                  |                |       | Total<br>Cases | Pending<br>Dec. 31st |
|-------|----------------|------------------------------|-----------------------------|-----------------------------|----------------|----------------|-------------------------|------------------|----------------|-------|----------------|----------------------|
|       |                |                              |                             |                             |                |                | Cases<br>Denied         | Granted,<br>etc. | M'l<br>Actions |       |                |                      |
| 1916  | 502            | 32                           | 534                         | 0                           | 39             | 64             | 59                      | 204              | 32             | 398   | 136            |                      |
| 1917  | 2620           | 35                           | 2655                        | 136                         | 291            | 154            | 241                     | 838              | 35             | 1559  | 1232           |                      |
| 1918  | 1734           | 160                          | 1894                        | 1232                        | 803            | 666            | 418                     | 1009             | 160            | 3056  | 70             |                      |
| 1919  | 1005           | 73                           | 1078                        | 70                          | 105            | 47             | 271                     | 594              | 41             | 1058  | 90             |                      |
| 1920  | 793            | 114                          | 907                         | 90                          | 84             | 100            | 233                     | 457              | 33             | 907   | 90             |                      |
| 1921  | 1720           | 176                          | 1896                        | 90                          | 102            | 296            | 337                     | 827              | 35             | 1597  | 389            |                      |
| 1922  | 1575           | 405                          | 1980                        | 389                         | 171            | 195            | 262                     | 1025             | 281            | 1934  | 435            |                      |
| 1923  | 1562           | 308                          | 1870                        | 435                         | 149            | 189            | 193                     | 928              | 219            | 1678  | 627            |                      |
| 1924  | 1540           | 415                          | 1955                        | 627                         | 173            | 194            | 290                     | 1003             | 324            | 1984  | 598            |                      |
| 1925  | 1350           | 335                          | 1685                        | 598                         | 140            | 129            | 203                     | 793              | 275            | 1540  | 743            |                      |
| 1926  | 1147           | 403                          | 1550                        | 743                         | 193            | 85             | 289                     | 864              | 403            | 1834  | 459            |                      |
| 1927  | 1357           | 575                          | 1932                        | 459                         | 168            | 137            | 261                     | 679              | 477            | 1722  | 669            |                      |
| 1928  | 988            | 467                          | 1455                        | 669                         | 230            | 107            | 312                     | 585              | 384            | 1618  | 506            |                      |
| 1929  | 765            | 508                          | 1273                        | 506                         | 177            | 62             | 190                     | 518              | 440            | 1387  | 392            |                      |
| 1930  | 760            | 523                          | 1283                        | 392                         | 175            | 38             | 215                     | 379              | 451            | 1258  | 417            |                      |
| 1931  | 623            | 645                          | 1268                        | 417                         | 103            | 44             | 184                     | 471              | 539            | 1341  | 344            |                      |
| 1932  | 631            | 641                          | 1272                        | 344                         | 158            | 22             | 159                     | 492              | 524            | 1355  | 261            |                      |
| 1933  | 389            | 648                          | 1037                        | 261                         | 54             | 34             | 144                     | 312              | 542            | 1086  | 212            |                      |
| 1934  | 368            | 584                          | 952                         | 212                         | 47             | 51             | 162                     | 248              | 493            | 1001  | 163            |                      |
| 1935  | 365            | 718                          | 1083                        | 163                         | 40             | 14             | 122                     | 305              | 589            | 1070  | 176            |                      |
| 1936  | 393            | 683                          | 1076                        | 176                         | 59             | 18             | 103                     | 330              | 563            | 1073  | 179            |                      |
| 1937  | 629            | 691                          | 1320                        | 179                         | 43             | 14             | 120                     | 409              | 587            | 1173  | 326            |                      |
| 1938  | 1230           | 720                          | 1950                        | 326                         | 96             | 19             | 153                     | 910              | 618            | 1796  | 480            |                      |
| 1939  | 1552           | 934                          | 2486                        | 480                         | 121            | 66             | 244                     | 1010             | 812            | 2253  | 713            |                      |
| 1940  | 1235           | 1043                         | 2278                        | 713                         | 138            | 33             | 200                     | 851              | 890            | 2112  | 879            |                      |
| 1941  | 1116           | 1148                         | 2264                        | 879                         | 122            | 43             | 205                     | 852              | 999            | 2221  | 922            |                      |
| 1942  | 915            | 1018                         | 1933                        | 922                         | 163            | 59             | 275                     | 746              | 913            | 2156  | 699            |                      |
| 1943  | 638            | 1050                         | 1688                        | 699                         | 146            | 69             | 105                     | 562              | 939            | 1821  | 566            |                      |
| 1944  | 753            | 1075                         | 1828                        | 566                         | 119            | 47             | 92                      | 562              | 935            | 1755  | 639            |                      |
| 1945  | 823            | 1099                         | 1922                        | 639                         | 159            | 40             | 129                     | 573              | 931            | 1832  | 729            |                      |
| 1946  | 1086           | 1288                         | 2374                        | 729                         | 120            | 27             | 147                     | 732              | 1065           | 2091  | 1012           |                      |
| 1947  | 1113           | 1450                         | 2563                        | 1012                        | 218            | 56             | 243                     | 759              | 1215           | 2491  | 1084           |                      |
| 1948  | 1140           | 1603                         | 2743                        | 1084                        | 168            | 48             | 242                     | 846              | 1344           | 2648  | 1179           |                      |
| 1949  | 934            | 1535                         | 2469                        | 1179                        | 130            | 49             | 241                     | 900              | 1226           | 2546  | 1102           |                      |
| 1950  | 958            | 1683                         | 2641                        | 1102                        | 120            | 11             | 209                     | 810              | 1439           | 2589  | 1154           |                      |
| 1951  | 917            | 1611                         | 2528                        | 1154                        | 130            | 14             | 118                     | 765              | 1364           | 2391  | 1291           |                      |
| 1952  | 931            | 1683                         | 2614                        | 1291                        | 99             | 9              | 238                     | 811              | 1385           | 2542  | 1363           |                      |
| 1953  | 945            | 1686                         | 2631                        | 1363                        | 154            | 25             | 114                     | 847              | 1296           | 2436  | 1558           |                      |
| 1954  | 1014           | 1724                         | 2738                        | 1558                        | 161            | 34             | 194                     | 800              | 1363           | 2552  | 1744           |                      |
| 1955  | 1045           | 1695                         | 2740                        | 1744                        | 95             | 9              | 92                      | 915              | 1317           | 2428  | 2056           |                      |
| 1956  | 901            | 1846                         | 2747                        | 2056                        | 109            | 68             | 140                     | 893              | 1450           | 2660  | 2143           |                      |
| 1957  | 1038           | 1825                         | 2863                        | 2143                        | 151            | 60             | 187                     | 1021             | 1482           | 2901  | 2105           |                      |
| 1958  | 779            | 2030                         | 2809                        | 2105                        | 98             | 54             | 354                     | 1109             | 1630           | 3245  | 1669           |                      |
| 1959  | 924            | 1761                         | 2685                        | 1669                        | 66             | 19             | 295                     | 1075             | 1379           | 2834  | 1520           |                      |
| Total | 44803          | 40646                        | 85449                       | 33601                       | 6387           | 3519           | 8985                    | 31619            | 33419          | 83929 | 35121          |                      |



BOARD OF STANDARDS AND APPEALS  
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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

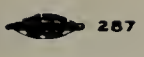
(1) The building is not of wooden construction;

(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



52.05  
EW



UNIVERSITY OF ILLINOIS

# BULLETIN

OF THE

APR 25 1960

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
New York 13, N. Y.

|          |                                |               |                                                          |        |
|----------|--------------------------------|---------------|----------------------------------------------------------|--------|
| Vol. XLV | Subscription<br>\$15.00 a year | April 7, 1960 | Single Copies, 25 cents<br>By Mail, 35 cents (Cash only) | No. 14 |
|----------|--------------------------------|---------------|----------------------------------------------------------|--------|

### DIRECTORY

BOARD OF STANDARDS AND APPEALS

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TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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- Petition and Order to Show Cause served on the Board.
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- Minutes of Regular Meeting, Tuesday Afternoon, March 29, 1960, Affecting Calendar Numbers 56-36-SA, 590-46-SA, 701-48-SM, 489-56-SA, 775-57-SM, 776-57-SM, 777-57-SM, 233-58-SA, 10-60-SM, 411-59-SM, 793-59-A, 375-58-A, 170-44-A—Vol. II, 545-59-A, 705-59-A, 746-59-A, 759-59-A, 797-59-A, 860-59-A, 863-59-A, 530-41-BZ—Vol. II, 640-58-BZ, 1220-23-BZ—Vol. II, 5-33-BZ—Vol. IV, 43-34-BZ, 91-43-BZ, 346-49-BZ, 95-50-BZ—Vol. II, 214-59-BZ, 100-50-BZ, 672-54-BZ, 541-57-BZ—Vol. II, 340-31-BZ—Vol. II, 574-39-BZ—Vol. II, 781-53-BZ—Vol. II, 811-55-BZ, 634-57-BZ, 560-58-BZ, 642-58-BZ and 689-58-BZ.

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 24, 1960, Petition and Order of Certiorari was served on the Board by Rosenman Goldmark Colin & Kaye and Turk, Marsh, Ouchterloney & Kelly, attorneys for petitioners, New York Life Insurance Company, et ano., objecting property owners, seeking a review of the Board's determination on February 24, 1960—re decision of the Borough Superintendent; application reopened December 22, 1959 as Volume II-Part II and restored to the docket by order of the Court—granting under Section 7e of the Zoning Resolution for a term of five years from November 19, 1957, on condition that other than as therein amended the resolution adopted on March 6, 1956 shall be complied with in all respects and a new certificate of occupancy shall be obtained and also on condition there shall be no further extension of the term of variance beyond November 19, 1962, and that the entire non-conforming use shall be abandoned and discontinued after that date; Calendar Number 576-37-BZ, Vol. II-Part II; Premises 215-221 East 64th Street, north side, 230 feet east of 3rd Avenue, Block 1419, Lots 10 to 13 inclusive, Borough of Manhattan.

### PETITION AND ORDER TO SHOW CAUSE SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On March 25, 1960, Petition and Order to Show Cause was served on the Board by Carroll, Mulhern & Herman, attorneys for petitioners, Sarah Kligman and Raldore Corporation, Inc., owners, seeking a review of the Board's denial on February 16, 1960 of their application under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the present two story building as a warehouse for the storage of furniture; Calendar No. 316-58-BZ; Premises 95-20 86th Street, west side, 174.91 feet south of 95th Avenue, Block 9021, Lot 14, Woodhaven, Borough of Queens.

### NOTICE

- 1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.
- 2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to March 29, 1960.*

*Cal. No. Dept. Premises Affected*

**214-60-BZ**—B.Bx.—3789 Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of the Bronx, N.B. 323-60, rebuilding coverage in excess, "D" Area, local retail use district.

**215-60-SM**—Wilray Paint Arrestor Type Spray Booth, manufactured by Wilray Metal Fabricators, Inc., Material.

**216-60-SA**—Gilbarco and/or Esso, Fully Automatic Pressure Automizing Oil Burner, Model WD-01, manufactured by Gilbert & Barker Manufacturing Company, Appliance.

**217-60-BZ**—B.Q.—86-14 Palermo Street, west side, 52.39 feet south of Nero Avenue, Block 10516, Lot 9, Hollis, Borough of Queens, Alt. 2912-60, re—rear yard, G-1 area, residence use district.

**218-60-A**—B.Bx.—649 Prospect Avenue, west side, 38 feet, 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of the Bronx, Alt. 699-59, re—egress.

**219-60-SM**—Cementos Vencemos Tipo I, Cemento Vencemos Tipo II, Cemento Vencemos Bianco, ASTM Designation C150-56, manufactured by C. A. Venezolana De Cementos, Material.

**220-60-BZ**—B.M.—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38 to 42 inclusive, Borough of Manhattan, Alt. 251-60, re—parking and storage of more than 5 motor vehicles, residence use district.

**221-60-BZ**—B.M.—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan, Alt. 252-60, re—parking and storage of more than 5 motor vehicles, residence use district.

**222-60-SA**—Lawson Gas Storage Water Heaters, various models, manufactured by Lawson Manufacturing Company, Appliance.

**223-60-BZ**—B.M.—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan, Alt. 413-60, re—extension retail use; signs, residence use district.

**224-60-A**—B.M.—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan, Alt. 413-60, re—removal of party wall, multiple dwelling.

**225-60-A**—B.B.—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn, Alt. 399-60, re—frame building, fire limits.

**226-60-BZ**—B.M.—351 Avenue of the Americas, west side, 69.6 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan, Alt. 1530-59, change in use of 2nd and 3rd floors for offices, in existing multiple dwelling, local retail use district.

**227-60-A**—B.M.—40-42 Renwick Street, east side, 75 feet south of Spring Street, Block 594, Lot 72, Borough of Manhattan, Alt. 1515-59, re—egress, second means.

**228-60-BZ**—B.Bx.—1888 Billingsly Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of the Bronx, Alt. 102-60, re—parking lot for motor vehicles, residence use district.

**229-60-BZ**—B.Bx.—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx, Alt. 161-60, re—parking and storage of motor vehicles, retail and residence use districts.

**230-60-BZ**—B.B.—7118 3rd Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn, Alt. 3612-59, re—change in use and construction of two new floors, partly residence use and partly retail use district.

**231-60-A**—B.B.—7118 3rd Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn, Alt. 3612-59, re—change from Class I to Class III; stairs to be enclosed and to lead to street and roof.

**232-60-SA**—Iron Fireman, Model No. MF-65, automatic oil burner, manufactured by Iron Fireman Manufacturing Company, Appliance.

**233-60-BZ**—B.Q.—65-51 to 65-59 167th Street and 167-03 to 167-05 67th Avenue, northeast corner, Block 6908, Lot 9, Flushing, Borough of Queens, N.B. 3822-59, re—proposed erection of new buildings in a G-1 area district, nearer than the 15 foot to the street line, residence use district.

**234-60-BZ**—B.Q.—48-02 111th Street and 108-74 48th Avenue, southwest corner, Block 2004, Lots 38 and 40, Corona, Borough of Queens, N.B. 130-60; re—restaurant, accessory parking and curb cut, residence use district.

## *Restored to Docket*

**170-44-A—Vol. II**—B.B.—1805 Church Avenue, north side, 25 feet, 6 inches east of East 18th Street; 63 East 18th Street, 2nd and 3rd floors, Block 5079, Lot 32, Borough of Brooklyn, Alt. 429-60, re—exits.

**672-54-BZ**—B.Bx.—26-34 City Island Avenue, northeast corner of Belden Street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx, Amendment to Alt. 742-54, reopened for consideration as to extension of term of variance, re—extension of existing legal parking and storage of motor vehicles in restricted retail use district to extend into the residence use portion.

**346-49-BZ**—B.M.—179 East 119th Street, north side, 100 feet west of 3rd Avenue and 2190 3rd Avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan, Alt. 1532-48, reopened for consideration as to extension of term of variance, re—change in occupancy on second floor to carpentry shop with a power saw and paint shop—business use district.

**43-34-BZ**—B.B.—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn,



# CALENDAR

Amendment to Alt. 966-32, reopened for consideration as to extension of term of variance, re—gasoline service station—business use district.

**91-43-BZ**—B.B.—279 Frost Street, north side, 190 feet west of Debevoise Avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn, B.N. 155-43, reopened for consideration as to extension of term of variance, re—conversion of occupancy of an existing building to a junk shop—business use district.

**95-50-BZ**—Vol. II—B.M.—2179-2181 Amsterdam Avenue, northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan, N.B. 182-59, re—parking lot and storage for more than 5 motor vehicles; ignition and electric repairs, etc.—business use district.

**541-57-BZ**—Vol. II—B.Q.—32-62 to 32-68 47th Street, west side, 153 feet, 1 7/16th inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens, Amendment to Alt. 2132-55, re—change of use of a portion of the first floor to include parking and storage of lines—residence use district.

**1220-23-BZ**—B.B.—1090-1094 Gates Avenue, east side, 85 feet north of Broadway, Block 3339, part of Lot 52, Borough of Brooklyn, Alt. 3739-43, reopened for consideration as to extension of term of variance, re—extension of a gasoline service station and the parking and storage of more than five motor vehicles—business use district.

**100-50-BZ**—B.B.—1241 DeKalb Avenue, west side, 70 feet, 7 inches north of Evergreen Avenue, Block 3232, Lot 77, Borough of Brooklyn, Alt. 4180-49, reopened for consideration as to extension of term of variance, re—change in occupancy to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on second floor—business use district.

**5-33-BZ**—Vol. IV—B.Bx.—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx, Alt. 186-60, re—gasoline service station, car wash, lubritorium, parking and storage of more than five motor vehicles, painting, spraying and towing, etc.—business, retail and residence use districts.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                         | Last Publication               |
|-------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                            | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                       | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.        | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                    | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                           | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                        | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of ..... | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)...                                       | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                       | Sept. 15, 1955.                |

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 24, 1960—Vol. 45, No. 12  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1958—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) .....                                                         | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for..                                                                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | Feb. 25, 1960—Vol. 45, No. 8   |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations, Reporting.                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                                                                                            | Sept. 3, 1946—Vol. 31, No. 36  |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

APRIL 19, 1960, 10. A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 19, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 358-26-BZ—Vol. II

**APPLICANT**—New York Telephone Company, owner.  
**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use 1¼ height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

**PREMISES AFFECTED**—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

Laid over from March 15, 1960, to April 19, 1960, for hearing; applicant to send out notices to affected property owners and for new publication in the Bulletin.

### 458-16-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent,



# CALENDAR

under sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

**PREMISES AFFECTED**—17 to 33 West 9th Street, north-side, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

## 723-59-BZ

**APPLICANT**—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for "Day and Night Parking" for more than five (5) motor vehicles.

**PREMISES AFFECTED**—488-498 Clinton Street, north-west corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

## 526-59-BZ

**APPLICANT**—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

**SUBJECT**—Application August 11, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

## 443-40-BZ—Vol. III

**APPLICANT**—Herman Kron for Jack Washton, owner.

**SUBJECT**—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district the erection of a one story extension to the rear of an existing building to extend the present retail use. Extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

**PREMISES AFFECTED**—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

## 826-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs (hand tools only), lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

**PREMISES AFFECTED**—5709 Church Avenue, north-west corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

## 810-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

**PREMISES AFFECTED**—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street,

southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.

## 832-59-BZ

**APPLICANT**—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

**SUBJECT**—Application December 9, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs and parking for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1091 Hylan Boulevard, north-west corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

## 710-59-BZ

**APPLICANT**—Robert J. Crinnion for L. Fragasso, owner.

**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.

**PREMISES AFFECTED**—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

## 383-46-BZ—Vol. III

**APPLICANT**—Seelye, Stevenson, Value and Knecht for Frostone Corporation, owner; Ansol Holding Corporation, lessee.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the elimination of the loading platform of the present buildings and construct a common lobby thereby extending the area of the structure and uses.

**PREMISES AFFECTED**—200-202 Tillary Street and 59-73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn.

## 847-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Thomas D'Angelo, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot (pleasure type vehicles only), for a temporary term of ten (10) years.

**PREMISES AFFECTED**—114-116 Pulaski Street, south side, 255 feet, west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

## 419-59-BZ

**APPLICANT**—Dominick Salvati and Son for Michael Rizzo, owner.

**SUBJECT**—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a E-1 area district an open patio (now built), on an existing terrace both encroaching over the building line.

**PREMISES AFFECTED**—4703 Bay Parkway, north side, 38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## 212-34-BZ—Vol. III

**APPLICANT**—Herman Kron for Sinclair Refining Company, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, refinish the front of the service building of an existing gasoline station with por-



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celain enamel and erect a partition in the rear of the service building to provide a stock room.

**PREMISES AFFECTED**—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lot 97 and 99, Borough of Brooklyn.

## 864-59-BZ

**APPLICANT**—Dominick Salvati and Son for Cono D'Elia, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

## 866-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for First Leasing Corporation, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

**PREMISES AFFECTED**—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

## 5-60-BZ

**APPLICANT**—Abraham Grossman for Andrett Realty Corporation, owner.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under sections 7c and 19A of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth.

**PREMISES AFFECTED**—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

## 109-60-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Rose Associates, owner.

**SUBJECT**—Application February 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2 height district the erection of a twenty-nine story office building with an encroachment beyond the required zoning envelope.

**PREMISES AFFECTED**—280-290 Park Avenue and 54-70 East 49th Street, southwest corner, and 51-71 East 48th Street, Block 1284, Lot 33 part of 30, Borough of Manhattan.

## 38-60-BZ

**APPLICANT**—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

**PREMISES AFFECTED**—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

## 803-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section

7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

**PREMISES AFFECTED**—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

Laid over from March 15, 1960, to April 19, 1960, for continued hearing at the request of an objector, applicant concurring.

## 339-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for 3515 Fort Hamilton Parkway Realty Inc., owner.

**SUBJECT**—Application reopened March 15, 1960 for consideration as to extension of time to complete, expired January 6, 1960—decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

**PREMISES AFFECTED**—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

## 192-38-BZ

**APPLICANT**—Power and Hopkins for Dorothy Mas-trangelo, owner.

**SUBJECT**—Application reopened March 15, 1960 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution for a term of years, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx.

## 623-56-BZ

**APPLICANT**—Joseph Levy, Jr. for Forman and Forman, Inc., owner; Vincent Giardullo, lessee.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired October 22, 1958—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one-story extension at the rear of an existing restaurant, bar and grill and cabaret exceeding the permissible area.

**PREMISES AFFECTED**—2488-2490 Flatbush Avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn.

## 150-44-BZ

**APPLICANT**—Haus and Bresin for Hannah S. Weinberg, Administratrix, for Estate of Morton Weinberg owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired July 11, 1945—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of an existing business use (restaurant).

**PREMISES AFFECTED**—409-411 West 24th Street, north side, 100 feet west of 9th Avenue, Block 722, Lots 31 and 32, Borough of Manhattan.



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## 1180-38-BZ—Vol. II

**APPLICANT**—Victor E. Block for Morice Haymes and Co., Inc., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired December 16, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of three adjoining brick buildings formerly used as stores, factory, church and dwelling, to a gasoline service station with accessory uses including minor repairs with hand tools only to be used in conjunction with a parking area located at the rear of the premises.

**PREMISES AFFECTED**—1215-1223 Prospect Avenue, west side, 156.43 feet south of Home Street, Block 2680, Lots 45, 50 and 54, Borough of The Bronx.

## 227-54-BZ

**APPLICANT**—Guerino Salerni for John Micari, owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the maintenance of existing garages for five (5) cars, for other than tenants of dwelling on front of plot, if tenants do not use them.

**PREMISES AFFECTED**—31-30 38th Street, west side, 277.83 feet south of 31st Avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

## 414-54-BZ

**APPLICANT**—Guerino Salerni for U-Park-It-System, Inc., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired March 15, 1960—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

**PREMISES AFFECTED**—33-37 29th Street, east side, 265 feet north of 34th Avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

## 379-32-BZ

**APPLICANT**—Julius Bleich for Gee Jay Realty Corp., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—1327-1333 Webster Avenue, west side, 231.24 feet north of East 169th Street, Block 2887, Lot 174, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 180-59-BZ

**APPLICANT**—John E. Paggioli for Nunziata Carannante, owner.

**SUBJECT**—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut

within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

**Hearing closed**—Laid over from January 12, 1960, for inspection and decision; date to be set; now set for March 15, 1960; then laid over to April 19, 1960, for applicant to file revised plans and for decision; premises having been inspected.

## 641-59-BZ

**APPLICANT**—Arnold A. Arbeit for Bervic Realty Corporation, owner.

**SUBJECT**—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

**PREMISES AFFECTED**—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32, and 36, Borough of The Bronx.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision; then to April 19, 1960, at the request of the applicant to revise his plans.

## 607-59-BZ

**APPLICANT**—Aaron Halpern for Julia Monte, owner.

**SUBJECT**—Application September 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F area district the conversion of a one family dwelling to a two family dwelling and construction of an extension to the rear encroaching on the required rear yard.

**PREMISES AFFECTED**—83-21 168th Street, East side, 200.32 feet and 200.74 feet north of Bath Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 706-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marilyn Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, blending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.

**PREMISES AFFECTED**—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 707-59-A

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marilyn Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re class 3 construction.

**PREMISES AFFECTED**—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.



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## 691-59-BZ

APPLICANT—Harry A. Yarish for Pauline Lisker, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 for the Zoning Resolution, to permit in a residence use C area district, the erection of a one story building for use of stores, occupying more than their permitted area and without the required rear yard.

PREMISES AFFECTED—3832-3836 Kings Highway, south side, 47 feet 2 7/8 inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 403-57-BZ-Vol. II

APPLICANT—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.

SUBJECT—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7A (d) of the Zoning Resolution, to permit in a local retail district, the erection and maintenance of a gasoline service station, lubritorium, office and accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—3070 to 3092 Avenue U. south side, from Bragg Street to Brigham Street, 2101 to 2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—45-01 to 45-19, (45-05 Official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bay-side, Borough of Queens.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 650-59-BZ

APPLICANT—Carl H. Salminen for John Ryback, owner.

SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

PREMISES AFFECTED—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 724-59-BZ

APPLICANT—Sidney H. Kitzler for Murray M. Pomeranz and Louis Trotner, owners; Esso Standard Oil Company, lessee.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—32-48 Jamaica Avenue, south side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Avenue and 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

APRIL 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owner.

SUBJECT—Application December 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2 (a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

## 705-59-A

APPLICANT—Robert J. Crinnion for Rose Conti, owner.

SUBJECT—Application October 30, 1959—Appeal from a decision of the Borough Superintendent, re height of ceiling, basement.

PREMISES AFFECTED—2826 Philip Avenue, southeast corner of Quincy Avenue, Block 5545, Lot 80, Borough of The Bronx.

## 746-59-A

APPLICANT—Robert J. Crinnion for Neimall Realty Corporation, owner.

SUBJECT—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

PREMISES AFFECTED—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

## 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.

SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

## 797-59-A

APPLICANT—Herman E. Horwood for Carl Ahlers Incorporated, owner.

SUBJECT—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—168 Duane Street, south side, 44 feet 7 3/4 inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

## 860-59-A

APPLICANT—Michael D. Schwartz for Elizabeth Manning, owner.



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**SUBJECT**—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 building, business use.  
**PREMISES AFFECTED**—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

## 298-47-A—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.  
**SUBJECT**—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.  
**PREMISES AFFECTED**—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

## 147-59-A

**APPLICANT**—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.  
**SUBJECT**—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.  
**PREMISES AFFECTED**—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

## 364-59-A

**APPLICANT**—Charles M. Shapiro for Jacob and Paul Wank, owner; Stalber Cycle Corporation, lessee.  
**SUBJECT**—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of spray equipment, not of approved type.  
**PREMISES AFFECTED**—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn.

## 409-59-A

**APPLICANT**—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.  
**SUBJECT**—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.  
**PREMISES AFFECTED**—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

## 686-59-A

**APPLICANT**—De Rose and Cavalieri for Amerigo Coppola, owner.  
**SUBJECT**—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.  
**PREMISES AFFECTED**—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

## 799-59-A

**APPLICANT**—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.  
**SUBJECT**—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).  
**PREMISES AFFECTED**—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

## 170-60-A

**APPLICANT**—Schulman and Soloway for L.J.R. Corporation, owner.  
**SUBJECT**—Application March 9, 1960—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27, subdivision 2b of the Multiple Dwelling Law re—rear yard.  
**PREMISES AFFECTED**—88-15 168th Street, east side, from 88th Avenue to 89th Avenue, Block 9819, Lot 3, Jamaica, Borough of Queens.

MAX H. FOLEY, *Chairman.*

APRIL 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning April 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 889-59-BZ

**APPLICANT**—John J. Tricarico for Peter Sorrentino, owner.  
**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling class A, 3 families to a converted dwelling class A, 3 families and store for retail use.  
**PREMISES AFFECTED**—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

## 769-59-BZ

**APPLICANT**—Samuel Garnett for Michael J. Winterkorn, owner.  
**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building by converting the first floor from office and fitting room to store and the third floor from residence to manufacturing and storage.  
**PREMISES AFFECTED**—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

## 770-59-A

**APPLICANT**—Samuel Garnett for Michael J. Winterkorn, owner.  
**SUBJECT**—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re—egress.  
**PREMISES AFFECTED**—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

## 736-59-BZ

**APPLICANT**—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.  
**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.  
**PREMISES AFFECTED**—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

## 825-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Steinfank Realty Corporation, owner; Plywood and Door Northern Corporation, lessee.  
**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products (previously granted by the Board) to storage of lumber and wood products.  
**PREMISES AFFECTED**—2856 Webster Avenue, east side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of The Bronx.

## 809-59-BZ

**APPLICANT**—Robert J. Crinnion for M. Cassetta and L. Michaels, owner; Gambale and D'Agostino, lessee.  
**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.



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**PREMISES AFFECTED**—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

## 181-59-BZ

**APPLICANT**—Samuel J. Buchbinder, owner.

**SUBJECT**—Application March 19, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a wholesale wet wash laundry.

**PREMISES AFFECTED**—388-392 East 198th Street, south side, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

## 853-59-BZ

**APPLICANT**—Robert Gottlieb for Max Weiss, owner.

**SUBJECT**—Application December 15, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

**PREMISES AFFECTED**—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

## 913-59-BZ

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a class B multiple dwelling to medical offices, medical laboratories and two dwellings.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 914-59-A

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owner.

**SUBJECT**—Application December 24, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction business use, elevator, etc.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 756-59-BZ

**APPLICANT**—John J. Lynch and James J. Lyons, Jr. for Samuel Edelman, owner.

**SUBJECT**—Application November 19, 1959—decision of the Borough Superintendent, under sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story building, consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

**PREMISES AFFECTED**—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

## 796-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under section 7a, 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubratorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

**PREMISES AFFECTED**—119 Bruckner Boulevard and

111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

## 816-59-BZ

**APPLICANT**—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot, and nearby plot, no fees to be charged.

**PREMISES AFFECTED**—2346-2350 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

## 1-58-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for Isadore A. and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

**PREMISES AFFECTED**—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyn Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

## 13-60-BZ

**APPLICANT**—H. M. Cole for William B. and Cora Baird, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

**PREMISES AFFECTED**—59-61 Barrow Street, south side, 58 feet, 1¾ inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

## 672-54-BZ

**APPLICANT**—Michael A. Cardo for Estate of John Cepollaro—Rose Cepollaro, Executrix, owner.

**SUBJECT**—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting the extension of existing legal parking and storage of motor vehicles in restricted retail use district, to extend into the residence use district portion of plot.

**PREMISES AFFECTED**—26-34 City Island Avenue, northeast corner of Belden Street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

## 346-49-BZ

**APPLICANT**—Murry Kalik for Jessie Ridley, owner; Van Eyck Studios, lessee.

**SUBJECT**—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 21 and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stockroom on second floor to a carpentry shop with a power saw and paint shop.

**PREMISES AFFECTED**—179 East 119th Street, north side, 100 feet west of 3rd Avenue, and 2190 3rd Avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan.



# CALENDAR

## 91-43-BZ

APPLICANT—Vincent J. Bensì for Cono Innamorato, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of an existing building to a junk shop, for a term of years.

PREMISES AFFECTED—279 Frost Street, north side, 190 feet west of Debevoise Avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn.

## 1220-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Roosevelt Savings Bank of the City of New York, owner, Elwood Cross, lessee.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired March 1, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1090-1094 Gates Avenue, east side, 85 feet north of Broadway, Block 3339, part of Lot 52, Borough of Brooklyn.

## 100-50-BZ

APPLICANT—Lama, Proskauer and Prober for Alfonso L. Algozer and Estate of Frank LaMar, owners.

SUBJECT—Application reopened March 30, 1960 for consideration as to extension of term of variance, expires April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 7i and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from auto painting on first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on the second floor.

PREMISES AFFECTED—1241 DeKalb Avenue, west side, 70 feet 7 inches north of Evergreen Avenue, Block 3232, Lot 77, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

APRIL 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, April 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matter:

## 4-54-A—Vol. III

APPLICANT—M. Martin Elkind for Dehlia P. O'Dowd, owner.

SUBJECT—Application reopened January 5, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re—class 3 construction—increase in number of patients—Nursing Home.

PREMISES AFFECTED—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

## 757-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

SUBJECT—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

PREMISES AFFECTED—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of the Bronx.

## 781-59-A

APPLICANT—Bernhard Henry Schneider, doing business as Fly Haven Tackle Company, lessee, for Jacob P. Galanter, owner.

SUBJECT—Application November 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re storage and use of gun powder.

PREMISES AFFECTED—124-06 Liberty Avenue, south side, 54.26 feet east of 124th Street, Block 9578, Lot 3, Richmond Hill, Borough of Queens.

## 801-59-A

APPLICANT—Dominick Salvati and Son for Carl E. Tavalacci, owner.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—8500 18th Avenue, south corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

## 869-59-A

APPLICANT—Norman C. Ryp for East 25th Street Realty Corporation, owner.

SUBJECT—Application December 11, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—122-124 East 25th Street, south side, 100 feet west of Lexington Avenue, Block 880, Lot 78, Borough of Manhattan.

## 203-60-A

APPLICANT—Lama, Proskauer and Prober for Nicholas Scandore, owner.

SUBJECT—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.

PREMISES AFFECTED—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MARCH 29, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 15, 1960 were approved as printed in the Bulletin of March 24, 1960, Vol. 45, No. 12.

## 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna De Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot, located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic,



# MINUTES

lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—45-01 to 45-19, (45-05 official) Bell Boulevard, eastside, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman and Arthur Levine.  
 For Opposition: Nils J. Johanson.  
 For Administration: Clayton W. Ezell, Queens Borough Public Library.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 403-57-BZ—Vol. II

**APPLICANT**—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7A(d) of the Zoning Resolution, to permit in a local retail district, the erection and maintenance of a gasoline service station, lubritorium, office and accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—3070 to 3092 Avenue U, south-side, from Bragg Street to Brigham Street, 2101 to 2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy, S. H. Kitzler, J. Fialkoff and N. Karell.  
 For Opposition: Assemblyman Lawrence P. Murphy, Meyer Press and Morris S. Oberhardt.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 607-59-BZ

**APPLICANT**—Aaron Halpern for Julia Monte, owner.

**SUBJECT**—Application September 24, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the conversion of a one family dwelling to a two family dwelling and construction of an extension to the rear encroaching on the required rear yard.

**PREMISES AFFECTED**—83-21 168th Street, east side, 200.32 feet and 200.74 feet north of 84th Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

## APPEARANCES—

For Applicant: Aaron Halpern and Julia Monte.  
 For Opposition: None.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
 For Opposition: None.

**ACTION OF BOARD**—Laid over at request of applicant; new date for hearing to be set; notices to be sent out, etc.

## 650-59-BZ

**APPLICANT**—Carl H. Salminen for John Ryback, owner.  
**SUBJECT**—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

**PREMISES AFFECTED**—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen and John Ryback.  
 For Opposition: Mary McGovern, Matilda Erny, Patricia McGovern, Catherine Naddeo, Susan Baumgaertner, Michale Deluca, John Baratelli and Fred Demarco.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 691-59-BZ

**APPLICANT**—Harry A. Yarish for Pauline Lisker, owner.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story building for use of stores occupying more than the permitted area and without the required rear yard.

**PREMISES AFFECTED**—3832-3836 Kings Highway, south side, 47 feet 2 7/8 inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry A. Yarish.  
 For Opposition: Assemblyman Lawrence P. Murphy, Joseph A. Jacobson, Bernard Adler and Minnie Tolvin.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 706-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building, from a public garage, to manufacturing of ceramic decorated glassware, wire forming, blending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.

**PREMISES AFFECTED**—1775 to 1785 Dean Street, north side, 225 feet west of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.  
 For Opposition: Jerome M. Deutschman and Elmira Gordon.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 707-59-A

**APPLICANT**—Lama, Proskauer and Prober for Milton V. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re class 3 construction.

**PREMISES AFFECTED**—1775 to 1785 Dean Street, north side, 225 feet west of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.



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**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 706-59-BZ; hearing closed.

## 724-59-BZ

**APPLICANT**—Sidney H. Kitzler for Murray H. Pomerantz and Louis Trotner, owners; Esso Standard Oil Company, lessee.

**SUBJECT**—Application November 5, 1959—decision of the the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—32-48 Jamaica Avenue, south side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Avenue, 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Sidney H. Kitzler, Reginald S. Hardy and M. Pomerantz.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 210-59-BZ

**APPLICANT**—Samuel Carr for Pericles Mellon, owner.

**SUBJECT**—Application April 1, 1959, decision of the Borough Superintendent, under Sections 21 and 9A of the Zoning Resolution, to permit in a G-1 area district, the erection of a six story multiple dwelling with parking in the required open spaces and accessory garage and providing less than one parking space for each dwelling occupying more than the permitted area coverage, having less than the required fifteen foot setback and to a height in excess of that permitted within a designated airport.

**PREMISES AFFECTED**—144-15 32nd Avenue, northeast corner of Parsons Boulevard, Block 4788, Lot 1, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Samuel Carr.

For Opposition; Max M. Lome, T. Sullivan and W. J. Dufour.

**ACTION OF BOARD**—Application withdrawn without prejudice at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 660-23-BZ—Vol. II

**APPLICANT**—Esso Standard for Humble Oil and Refining Company, owner.

**SUBJECT**—Application reopened March 1, 1960 for consideration as to extension of term of variance for parking and storage, expired February 23, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 7c, 7e, 7h and 7i of the Zoning Resolution, permitting in a residence use district, the reconstruction of existing gasoline service station to include the lubricatorium, car washing, repairs of motor vehicles and the parking and storage of motor vehicles on the unbuilt upon portion of the lot.

**PREMISES AFFECTED**—150-154 Van Cortlandt Avenue and 190-202 St. George's Crescent, southeast corner, Block 3313, Lot 18, Borough of the Bronx.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on March 21, 1950 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation February 23, 1960, for the parking and storage of motor vehicles on the balance of the premises to the east; and

WHEREAS, this application was reopened on March 1, 1960 and set for hearing on March 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 92-1960, reads:

"The extension of the term of the parking and storage of motor vehicles, which now expires February 23, 1960, in a Residence Use District is contrary to Cal. No. 660-23-BZ—Vol. II of the Board of Standards and Appeals."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, only as to the term of the variance, so that as amended it shall read:

"granted for a term of fifteen (15) years from the date of this *amended* resolution, to permit parking and storage on the unbuilt upon portion of the lot, under Sections 7i and 7h, that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 200-24-BZ—Vol. III

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Jerome Estates, Inc., owner.

**SUBJECT**—Application reopened January 14, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a business and residence use district, the change in use from public garage, previously granted by the board, to auto repair, minor body and fender work, auto painting—for a term of ten (10) years.

**PREMISES AFFECTED**—3030 Jerome Avenue, east side, 161.8 feet south of East 204th Street and 3103 Villa Avenue, Block 3321, Lot 25, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; applicant to file revised drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 21, 1959 acting on Alt. Applic. No. 1112-57, reads:

"1. Proposed change of public garage to auto repair and minor body and fender work on premises partly in a residence use district & partly in a business use dis-



# MINUTES

strict is contrary to Art. II Sect. 3 & 4 of the Z.R. and Bd. of S & A Cal. #200-24-BZ." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and i, to permit in a business and residence use district, the change in use from public garage, previously granted by the Board, to auto repair, minor body and fender work and auto painting, for a term of ten years, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 18, 1957, 1 sheet, and January 19, 1960, 5 sheets; that the Villa Avenue front shall be steam cleaned, except the window fillers, which shall be painted; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 595-49-BZ

APPLICANT—Galante Realty Corporation, owner.

SUBJECT—Application reopened March 1, 1960 for consideration as to extension of term of variance, expires March 21, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stable to baling of scrap and waste paper.

PREMISES AFFECTED—590 Water Street, north side, 68 feet 1 inch west of Montgomery Street, Block 245, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Morris J. Solomon.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, on March 21, 1950 as amended March 29, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation March 21, 1960; and

WHEREAS, this application was reopened on March 1, 1960 and set for hearing on March 29, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 acting on Alt. Applic. No. 927-49, reads:

"Application for a Certificate of Occupancy to supersede Certificate #42594, which expires March 21, 1960, is denied. Refer back to the Board of Standards & Application for an extension of time beyond March 21, 1960 under Cal. #595-49-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 21, 1950, as amended through March 29, 1955, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein *amended* the resolution above cited shall

be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 931-54-BZ—Vol. II

APPLICANT—Jacob Berman for Sidney Esikoff and Randolph J. Kruger, owners; G and T Service Station, lessee.

SUBJECT—Application reopened October 27, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a present gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, non-automatic auto washing, storage and sale of auto accessories, office and parking of cars awaiting service to gasoline service station, lubritorium, motor vehicle repair shop including incidental body and fender work, automatic auto laundry, storage and sale of accessories, office, and parking of cars awaiting service.

PREMISES AFFECTED—3513 to 3527 Atlantic Avenue and 308 to 316 Grant Avenue, northwest corner, Block 4151, Lot 54, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jacob Berman.

For Opposition: None.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox, and

Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for applicant to file flow diagram and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1959 acting on Alt. Applic. No. 3020-59, reads:

"1. Proposed addition of automatic auto washing to gasoline service station, motor vehicle repair shop, including body and fender work, lubritorium, storage and sales of auto accessories, office, parking of cars waiting to be serviced, on premises located in a Residence zone, and which was previously subject to a Bd. of Standards and Appeals variance expiring April 26, 1970 under Cal. #931-54-BZ, is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended against granting the application; and

WHEREAS, the Board found there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. #3020-59, Objection No. 1, dated October 9, 1959, be and it hereby is *affirmed* and that the applicaiton be and it hereby is *denied*.

## 201-57-BZ—Vol. II

APPLICANT—Harry A. Yarish for Marie Kramer, owner.

SUBJECT—Application reopened November 10, 1959—decision of the Borough Superintendent, under sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of an auto repair shop, sale of auto accessories and the sale of gasoline with signs, show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—1141 to 1145 Bedford Avenue and 127 to 129 Madison Street, northeast corner, Block 1817, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.



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ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; hearing closed; then laid over to March 29, 1960 for decision; applicant to file revised drawing; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on N.B. Applic. No. 2445-59, reads:

"1. Proposed building and premises, in a business zone, to be used for motor vehicle repair shop, sale of auto accessories, sale of gasoline and parking and storage for more than 5 motor vehicles, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed signs, show windows and curb cuts within 75' of a Residence Zone is contrary to Art. II, PP. 7A of the Zoning Resolution.

3. Ground sign violates Article II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e, i and A(d) of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7f, 7e, 7i, 7A(d) and 21 of the Zoning Resolution, to permit in a business use district, the construction and maintenance of auto repair shop, sale of auto accessories and sale of gasoline, and with signs, show windows and curb cuts within 75 feet of the residence use district, on condition that work shall be done in accordance with drawings filed herewith dated October 26, 1959, 3 sheets, and March 21, 1960, 2 sheets revised; that a 12 inch brick wall with piers at the free ends shall be built from the corners of Bedford Avenue and Madison Street 20 feet along Madison Street and 10 feet along Bedford Avenue; that all laws, rules and regulations applicable shall be complied with; all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 162-59-BZ

APPLICANT—Herman Kron for L. B. Oil Co. Inc., owner.  
SUBJECT—Application March 18, 1959—decision of the

Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction and extension of an existing gasoline service station, lubritorium, auto laundry, machine shop, motor vehicle repairs, store, office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—76-01 to 76-09 Northern Boulevard, and 32-61 to 32-69 76th Street, northeast corner, Block 1172, Lots 48 and 51, Jackson Heights, Borough of Queens.

APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 24, 1960 after due notice by publication in the Bulletin; laid over to March 8, 1960 for inspection and decision; hearing closed; then laid over to March 29, 1960 for applicant to file revised drawings and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated March 9, 1959 acting on N.B. Applic. No. 144-59, reads:

"1. The proposed erection of a gasoline service station, store, office, machine shop, car wash, lubritorium, auto repairs, parking and storage for more than 5 cars and sale of used cars on a lot in a business use district is contrary to Art. 2, Sec. 4a, items 29 and 46 of the Z.R.

2. Proposed ground sign in a business use district is contrary to Art. 2, Sec. 4a, item 49 of the Z.R.

3. Proposed curb cut within 75' of a residence use district is contrary to Sec. 7A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7 a, i and A, to permit in a business use district, the reconstruction and extension of existing gasoline service station, lubritorium, auto laundry, machine shop, motor vehicle repairs, store, office, sale of used cars, parking and storage of more than five motor vehicles, with curb cuts within 75 feet of a residence use district, on condition that the work shall be done in accordance with drawings filed with this application dated, March 18, 1959, 3 sheets, and March 23, 1960, 2 sheets revised; that the door shall be omitted from the repair shop to 76th Street; that there shall be no sign on the 76th Street elevation and no roof sign; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 247-59-BZ

APPLICANT—Ingram S. Carner for Edward Seiz and Catherine Seiz Dwyer, owners.

SUBJECT—Application April 17, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of an accessory stone monument factory and storage building, and provide an easement for the access thereto on the residence portion; the proposed building will encroach on the required rear yard.

PREMISES AFFECTED—69-19 Metropolitan Avenue, north side, 75.69 feet west of 70th Street, Block 3050, Lot 45, Middle Village, Borough of Queens.

APPEARANCES—

For Applicant: Massimo Francis Yezzi.

For Opposition: Douglas A. Witschieben.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on December 1, 1959 after due notice by publication in the



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Bulletin; laid over to December 15, 1959 for decision; then laid over, date to be set; applicant to file revised drawings and obtain new decision from the Building Department; hearing previously closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 20, 1959, as amended March 7, 1960, acting on Alt. Applic. No. 201-59, reads:

"1. The proposed erection of an accessory factory and storage bldg. and the provision for an easement for the access thereto on the residence portion of a lot which is partly in a business use district and partly in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

2. Provide a 15'-0" rear yard as per Art. 4, Sec. 14 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit in a business and residence use, D area district, the erection of an accessory stone monument factory and storage building and to provide an easement for access thereto through the residence portion and the proposed building to encroach on the required rear yard, *on condition* that the work shall be done in accordance with drawings filed herewith dated April 17, 1959, 1 sheet and March 7, 1960, 4 sheets revised; that the easement shall be recorded in the Register's Office, a copy filed with the Borough Superintendent on Alt. Applic. 201/59 and an additional copy filed with the Borough Superintendent to be recorded with Block folder Block 3050, Lot 48 and an additional copy filed with this Board before the certificate of occupancy is obtained; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 377-59-BZ

APPLICANT—Frederick A. Ketcher for Improved N. Y. Properties, Incorporated, owner; Market Realities Incorporated, lessee.

SUBJECT—Application June 11, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of business signs on an existing marquee for a stated term of five (5) years.

PREMISES AFFECTED—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,

dated May 27, 1959 acting on Alt. Applic. No. 824-59, reads:

"2. Signs on marquee contrary to Art. II, PP. 4 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a business use district, the maintenance of business signs on an existing marquee, for a stated term of five years, *on condition* that the work shall conform with drawings filed with this application dated, June 11, 1959, 8 sheets; that the sign on the marquee shall not be lighted except when the store is in operation; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained and all work shall be completed within the requirements of Section 22A of the Zoning Resolution.

## 378-59-A

APPLICANT—Frederick A. Ketcher for Improved N. Y. Properties, Incorporated, owner; Market Realities Incorporated, lessee.

SUBJECT—Application June 11, 1959—Class III Construction, public market.

PREMISES AFFECTED—2182-2186 Broadway, east side, 25 feet, 9 inches north of West 77th Street and 227 West 77th Street, Block 1169, Lot 17, Borough of Manhattan.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated May 27, 1959 on Alt. Applic. 824/59, reads:

"1—Use of bldg. has been legally changed from theatre to food market. Therefore, in accordance with 24.1.4.8(g) subsection 6,A.C. existing marquee must be removed."

and

WHEREAS, the applicant states that the building is 77.3 feet by 130.5 feet, irregular in area, 2 stories, 35 feet high, of class 3 construction, located in business use, B area, class 1½ height district, built in 1905 as a garage, market and theatre; that the occupancy since 1953 is: Cellar—boiler room and storage for market; 1st floor—stores and public market, 500 persons; 2nd floor—office and showrooms, 60 persons; 3rd floor—offices, 50 persons, in accordance with Certificate of Occupancy 40865 issued against Alt. Applic. 1635-51; that this application is made to permit the continued use of the existing marquee for a temporary period of 5 years; that the marquee has been an integral part of the building since 1916; that plans to change the theatre to a food market were filed under Alt. Applic. 1635-51; that this marquee was clearly shown on the plans and it was approved by the Building Department; that the change in occupancy to food market became effective February 26, 1952 under Certificate of Occupancy 40865 was issued; that the marquee has been continuously used for the food market by the Garden Supermarket for 3 years before the passage of paragraph 6 of C 26-219,g; that the width of the marquee is only 23 feet and the front of the building is 75 feet wide, it would not be objectionable from a fire fighting point of view; that all conditions are also stated in Calendar Number 377-59-BZ; and



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WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated May 27, 1959, acting on Alt. Applic. 824/59, objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the requirements cited in the resolution of Cal. No. 377-59-BZ shall be complied with and a certificate of occupancy shall be obtained.

## 425-59-BZ

APPLICANT—Norman Lederer and Leonard Joseph for Mary Building Company Incorporated; owner; Salvatore Contone, Jr., owner of contract.

SUBJECT—Application June 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of an existing store building, from bar and restaurant, to factory, for manufacturing of ladies dresses and garments of the needle trade.

PREMISES AFFECTED—77-10 to 77-12 101st Avenue, south side, 81.29 feet west of 78th Street, Block 9078, Lot 69, Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard Joseph.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 5, 1959 acting on Alt. Applic. No. 1091-59, reads:

"1. The proposed change of use of premises from bar & restaurant to factory in a retail zone is contrary to Zoning Resolution Article II Section 4A."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1091-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 684-59-BZ

APPLICANT—Jacob Berman for Ozone Metal Products, owner.

SUBJECT—Application October 26, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for employees of the company only.

PREMISES AFFECTED—101-16 103rd Avenue, southwest corner of 102nd Street, Block 9505, Lots 5 and 9, Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Jacob Berman.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and

decision; applicant to file proper complete drawings; and  
WHEREAS, the decision of the Borough Superintendent, dated October 21, 1959 acting on Alt. Applic. No. 900-59, reads:

"1. Parking for more than 5 motor vehicles as accessory to factory located at 101-32 101st Street in a Residence Use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area and the surrounding available parking facilities were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 900-59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 685-59-BZ

APPLICANT—Mazza and Seccia for Carnegie Hall Incorporated; owner; Filex Corporation, lessee.

SUBJECT—Application October 23, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles and attendant's shanty extending from the business use into the restricted retail use portion of the plot.

PREMISES AFFECTED—152 West 57th Street, south side, 150 feet east of 7th Avenue, and 155-159 West 56th Street, Block 1009, Lots 6, 8 and 57, Borough of Manhattan.

### APPEARANCES—

For Applicant: Theodore Mazza.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; applicant to file revised drawings as outlined by the Board; and

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1959 acting on Alt. Applic. No. 1294-59, reads:

"1. Proposed Parking Lot for parking & storage of more than 5 motor vehicles & Temp, attendant's shanty located in a Restricted Retail District is contrary to Article II, Sections 4, 4B of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit, for a term of ten years, in a business and restricted retail use district, the maintenance of a parking lot for more than five motor vehicles, and attendant's shanty, extending from the business use into the restricted retail use portion of the plot, *on condition* that the work shall be done in accordance with drawings filed with this application dated, October 23, 1959, 1 sheet, February 10, 1959, 1 sheet, March 18, 1960, 1 sheet, and March 18, 1960, 1 sheet revised; that the aluminum trim shown on the 57th Street wall shall be of Aluminite finish; that the door on 57th Street shall be



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aluminum covered and have an Aluminate finish; that the sign on 57th Street, if any, shall be restricted to not more than one square foot; that there shall be no vehicular entrance on 57th Street; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 718-59-BZ

APPLICANT—Maxfield Blaubeux for John Baldanza, owner.

SUBJECT—Application November 4, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a C area district, the erection of a one story store building occupying more than the permitted area coverage.

PREMISES AFFECTED—1843 to 1845 Nostrand Avenue, east side, 34 feet 10 inches south of Avenue D, Block 4964, Lot 35, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Maxfield Blaubeux.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 19, 1959 as amended by decision dated February 9, 1960, acting on N. B. Applic. No. 3063-59, reads:

"1. Proposed bldg. exceeds area permitted within Local Retail district & violates Art. 2 Sect. 4c of Zoning Resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a C area district, the erection of a one story building occupying more than the permitted area coverage, on condition that the work shall be done in accordance with drawings filed with this application dated November 4, 1959, 4 sheets; that the rear yard shall be paved with concrete or asphalt paving, graded and drained; that the rear yard shall be fenced with a woven wire fence 5 feet 6 inches in height on an 8 inch concrete foundation, and shall be maintained in good condition, free from rubbish; that all laws, rules and regulations applicable shall be complied with; that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 750-59-BZ

APPLICATION—Lama, Proskauer and Prober for Fifty States Realty Corporation, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office, sales, ground signs and parking and

storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—858-864 East 167th Street and 1083-1087 Hall Place, southwest corner, Block 2691, Lot 86, Borough of The Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over, date to be set; applicant to file revised drawings and obtain new objection and new publication in the Bulletin; then set for March 29, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on N. B. Applic. No. 1263-59, reads:

"1. The proposed gasoline service station including lubritorium, minor auto repair, car washing, storage room, office & sales, parking & storage of motor vehicles in a Business use district is contrary to Art. II Sec. 4 of the Zon. Res.

2. The proposed ground sign in a business use district is contrary to Art. II Sec. 4 of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7f, i, and e, to permit in a business use district, for a stated term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office and sales, ground signs and the parking and storage of motor vehicles, on condition that the work shall be done in accordance with drawings filed herewith dated November 12, 1959, 2 sheets, February 25, 1960, 1 sheet and March 18, 1960, 1 sheet revised; that a brick wall 5 feet 6 inches high, with proper coping, shall be constructed from the east end of accessory building to the west wall of the court of the adjacent apartment house; that all other laws, rules and regulations shall be complied with; that all permits including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 751-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7c, 7a, 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station with accessory office and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales and utility rooms, parking and storage of motor vehicles, ground signs with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—209-06 to 209-18 (209-08 official), 48th Avenue, and 48-01 to 48-11 Oceania Street, southeast corner, Block 7368, Lot 1, Bayside, Borough of Queens.



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## APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 29, 1960 for inspection and decision; applicant to submit revised drawings as outlined by the Board; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N.B. Applic. No. 3698-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing gasoline station and office to include a gasoline service station, lubritorium, minor auto repairs, sales room, utility room, parking and storage of motor vehicles on a lot in a Local Retail Use district and extending into a Residence Use district is contrary to Art. II Sect. 4-c and Sect. 3 of the Z.R.

2. The proposed erection of a ground sign on the Local Retail portion of the lot is contrary to Art. II sect. 4-c of the Z.R.

3. Proposed curb cuts within 75'-0" from a Residence Use district is contrary to Sect. 7-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, a, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7 c, a, i and A, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station, with accessory office, and to extend the use to include lubritorium, car washing, motor vehicle repairs, sales, utility rooms and parking and storage of motor vehicles, ground signs with curb cuts within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 18, 1959, 4 sheets and March 25, 1960, 1 sheet revised; that in the residence area there shall be only planting which shall be shrubbery and grass; that the flood light at the southerly part of the Oceania Street front shall be omitted; that the toilets shall be rearranged so that the entrance to the men's toilet shall be from the interior of the building and the entrance from the women's toilet shall be from the exterior; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 752-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, non-automatic car wash, lubritorium, salesroom and car wash and extend these uses to include minor auto repairs and parking and storage of motor vehicles, the installation of six additional 550 gallon gasoline tanks and curb cut on 229th Street within 75 feet of the residence use district.

PREMISES AFFECTED—228-12 228-20 (official 228-16) Merrick Boulevard, and 134-02 to 134-14 229th Street,

southwest corner, Block 13155, Lots 35 and 40, Laurelton, Borough of Queens.

## APPEARANCES—

For Applicant: James E. Vassalotti and Alfred M. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 1, 1960 after due notice by publication in the Bulletin; laid over to March 15, 1960 for inspection and decision; applicant to file revised plans; hearing closed; then laid over to March 29, 1960 for decision; applicant to file additional drawing with elevation as outlined by the Board; and

WHEREAS, the decision of the Borough Superintendent, dated November 10, 1959 acting on N.B. Applic. No. 3697-59, reads:

"1. The proposed demolition, reconstruction, extension of plot and extension of use of an existing show-room, grease pits, auto laundry and gasoline station to include a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a Local Retail Use district and extending into a Residence Use district is contrary to Art. II Sect. 4-c and Sect. 3 of the Zoning Resolution.

2. The proposed erection of a ground sign on the Local Retail portion of the lot is contrary to Art. II Sect. 4-c of the Zoning Resolution.

3. Proposed curb cuts within 75'-0" from a Residence Use District is contrary to Sect. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction and modernization of the present gasoline service station, lubritorium, salesroom, car wash and extension of these uses to include minor auto repairs, parking and storage of motor vehicles, installation of six additional 550 gallon gasoline tanks and a curb cut on 229th Street within 75 feet of the residence use district, *on condition* that the work shall be done in accordance with working drawings filed herewith dated November 18, 1959, 1 sheet and March 25, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 753-59-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner; King Kullen Grocery Company, Incorporated, lessee.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of the plot.

PREMISES AFFECTED—114-44 Van Wyck Expressway, west side, 100 feet north of 115th Avenue, Block 11661, Lot 17, South Ozone Park, Borough of Queens.



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## APPEARANCES—

For Applicant: Maxfield Blaufcux.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959 acting on Alt. Applic. No. 2404-59, reads:

"1. The proposed extension of accessory parking into the residence portion of the lot is contrary to Art. 2, Sec. 3 of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting the application under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a restricted retail and residence use district, the extension of the patron parking into the residence portion of plot, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 18, 1959, 5 sheets; that a split sapling fence shall be constructed and fastened to the existing wire fence along approximately 175 feet of the rear lot line from the building to the northerly lot line; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 843-59-BZ

APPLICANT—Charles M. Spindler for Felix DeVito, owner.

SUBJECT—Application December 11, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the erection of an extension to the present garage and extend the present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five (5) motor vehicles to include garage for more than five (5) motor vehicles and parking and storage of motor vehicles in the open spaces.

PREMISES AFFECTED—70-01 to 70-05 (70-03 official) Astoria Boulevard, 22-15 to 22-19 70th Street, northeast corner, and 70-04 to 70-12 Ditmars Boulevard, Block 1002, Lot 2, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Charles M. Spindler.

For Opposition: Samuel Bodian, Park Dept. and Mamie Schnauder.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over for continued hearing, to March 15, 1960 at the request of an objector; then laid over to March 29, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,

dated December 10, 1959 acting on Alt. Applic. No. 2777-59, reads:

"1. The proposed erection of building and extension of use from boiler room, offices, showroom, storage of plumbing and oil burner supplies and garage for 5-motor vehicles to boiler room, offices, showroom, storage of plumbing and oil burner supplies, garage for more than 5 motor vehicles, parking and storage of motor vehicles in open spaces on a lot partly in a retail district and partly in a residence district is contrary to Art. 2, Sec. 3 and Sec. 4-A of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a retail and residence use district, the erection of an extension to present garage and extension of present uses of offices, showroom, storage of plumbing and oil burner supplies, boiler room and garage for five motor vehicles to include garage for more than five motor vehicles and the parking and storage of motor vehicle in open spaces, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 11, 1959, 4 sheets; that a wall shall be built of face brick, 7 feet high, with a stone coping along the entire front of Ditmars Boulevard with no openings therein; that this wall shall extend along the east lot line from Ditmars Boulevard to the proposed garage building, except where adjoining building on Lot 7 is on the lot line; that the wall shall be set back on the Ditmars Boulevard front so as to align with the adjoining building to the east; that the wall shall extend along the west lot line to meet the wall of the building to the south; that between the wall which is set back on Ditmars Boulevard and the sidewalk, shrubbery shall be planted; that the yard shall be paved with concrete or asphalt, graded and drained; that the present ground sign facing 70th Street shall be removed; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 29, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 56-36-SA

APPLICANT—York-Shipley, Inc., owner—amendment of resolution, additional models.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

56-36-SA—York-Shipley Inc., York, Pennsylvania, requested that the resolution adopted May 5, 1936 under Calendar



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Number 56-36-SA and amended June 16, 1936 and November 24, 1936, be amended to include the new Model York Horizontal Rotary Oil Burner, sizes A-18, A-45, A-60, B-100, B-125, C-175, C-225, D-300 and D-400. The resolution was reopened by a vote of the Board, November 14, 1956.

**DESCRIPTION:** The new burners have been approved by Underwriters' Laboratories under file MP 956. They are manufactured in various types but the basic operating features are the same as in the previously approved burners.

A flame former has been installed inside the front fan shell of these burners which allows rotation of the inner air stream as it emerges from the burner and allows the flame to be shaped to the fire box.

The previously approved burners fed the fuel oil through a hollow burner shaft, now an additional fuel tube has been inserted concentrically in the hollow shaft and the oil passes through the fuel tube rather than through the shaft. The fuel tube is stationary and this design eliminates the need for a rotating shaft seal.

The burners use  $\frac{1}{2}$  HP to 5 HP motors, either direct drive or belt drive. The latter is indicated by the letters BD following burner type designation which is:

Burner Type

- AP — Automatic burner with pump
- AHP — Automatic burner with pump + electric heater
- APM — Automatic burner with pump + modulation
- AHPM — Automatic burner with pump + electric heater and modulation
- AG —
- AHG —
- AGM — As above but without pump
- AHGM —

Electric heaters when used will be approved Wells or Thermolink mounted in a heater well or in a viscosity compensator.

The viscosity compensator is a means of regulating the oil flow to the burner and is part of the electric heater case on #6 oil. On #5 oil the heater case is eliminated. The viscosity compensator includes a relief valve, oil control valves and return line to tank. It has been approved by Underwriters' Laboratories.

Electric heater sizes vary from 1 KW for the smallest size burner to 5 KW for the largest.

**RECOMMENDATION:** The Committee recommends that the resolution adopted May 5, 1936 under Calendar Number 56-36-SA and amended June 16, 1936 and Nov. 24, 1936 be amended to include the new Model York Horizontal Rotary Oil Burner, sizes A-18, A-45, A-60, B-100, B-125, C-175, C-225, D-300 and D-400, on condition that the requirements of the resolution adopted May 5, 1936 under Calendar Number 56-36-SA and as amended June 16, 1936, and November 24, 1936 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 590-46-SA

**APPLICANT**—York-Shipley Inc., owner—additional model boilers, oil-fired.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 590-46-SA—York Shipley Inc., York, Pennsylvania, requested by letter that the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be reopened and amended to include additional model boilers, oil fired.

**DESCRIPTION:** The new Models SPL (low pressure steam), SPH (high pressure steam), SPW (water heating, YFB (fire box type boiler) and YFM (scotch type boiler models are package units similar, except for ratings, to the previously approved Models SPH and SPL 15, 30, 50, 75, 100, 150, 200 and 250 HP. The new line of SPL, SPH and SPW units is available from 10 HP to 500 HP. The YFB boilers from 35 to 485 HP and the YFM from 52 to 400 HP.

In all cases the burner arrangements are the same as in the previously approved models.

**RECOMMENDATION:** The Committee recommends that the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be reopened and amended to include the new Models SPL, SPH and SPW, 10 HP to 500HP and the YFB Models 35 HP to 485 HP and the YFM Models, 52 to 400 HP, on condition that the other requirements of the resolution adopted December 31, 1946 under Calendar Number 590-46-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 701-48-SM

**APPLICANT**—The Goldsmith Metal Lath Company, owner —hanger to support suspended ceiling.

**APPEARANCES**—

For Applicant: B. Storch.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 701-48-SM—The Goldsmith Metal Lath Co., Cincinnati, Ohio, filed an application for approval of their Shurebond Hanger Inserts under the provisions of C26-461.0 and C26.461.1.a Administrative Building Code.

**USE:** A hanger to support a suspended ceiling.

**DESCRIPTION:** The Shurebond hanger is made of a single piece of No. 7 gauge soft annealed galvanized steel wire classed as ASTM 1010 and shaped into an open ended "U" loop. The open end of the hanger is formed into a double hook.

In use the hook end is inserted through a drawn metal cap which is used with each hanger. This cap plate serves to protect the looped end of the hanger from the poured concrete.

The cap plate is nailed to the form, and the hook end of the hanger is inserted through openings in the cap. When the concrete is poured and set, the looped end of the hanger, which is bent to be flush with the cap, is then pried away from the cap, starting first with a chisel and then lightly hammering the loop into a vertical position.

**INSPECTION AND TEST:** These hangers were tested



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by R. W. Hunt & Co., employing cinder concrete and stone concrete. In cinder concrete the average load at failure was 1,401 lbs. In stone concrete it was 3,094 lbs.

The Shurebond hangers were approved originally for use in New York City by the five Borough Superintendents of the Bureau of Buildings.

**RECOMMENDATION:** The Committee recommends the approval of the Shurebond Hanger Inserts as weight support hangers in concrete slabs under the provisions of C26.461 and C26.461.1.a Administrative Building Code for a maximum load of 250 lbs. for cinder concrete and 500 lbs. for stone concrete provided that the cartons or packages in which these hangers are to be marketed are tagged or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 701-48-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 489-56-SA

**APPLICANT**—Wertsville Industries, Inc., Agent for R. Billhoefer Maschinenfabrik, owner.

### APPEARANCES—

For Applicant: J. O. Graves.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 489-56-SA—Wertsville Industries, Inc., New York, for R. Billhoefer Maschinenfabrik, Nuremberg, West Germany, filed June 26, 1956 for approval of the Gula-Infrarapid Varnishing Machine, Model BGTS-5 under the provisions of the Spray and Dipping Rules of the Board.

**USE:** To dry varnish coated paper.

**DESCRIPTION:** The Gula-Infrarapid Varnishing Machine consists of a roller coating machine that applies a coating of varnish to sheets of paper, and then by conveyor carries the coated paper through an electrically heated drying chamber of an enclosed type which is equipped with an exhaust hood.

Heat is supplied by electric infra red heaters embedded in ceramic and installed above the conveyor belt. Maximum air temperature is 140°F. Exhaust is conducted outdoors. The conveyor and heating elements are interlocked so that the lamps will be de-energized, if the conveyor stops.

**INSPECTION AND TEST:** A typical installation was inspected at the Bove Finishing Co., 601 West 26th Street, New York City, by H. A. Tuthill, consulting chemist, of New York City.

The solvent used in the varnish coating was determined to be a mixture of ethyl and isopropyl alcohols comprising 55% of the varnish. The varnish was applied by a roller coating process to sheets of paper board 50" wide by 42" long and then dried in the heated oven. The exhaust from the oven was determined by measurement to be 750 cfm. The rate of evaporation of the alcohol solvents was such that the vapor concentration was far below the limiting standard of 1/4 of the low explosive limit.

The complete report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the data submitted, the Committee recommends the approval of the Gula-

Infrarapid Varnishing Machine, Model BGTS-5 for use in New York City when installed and operated in accordance with this report, the requirements of the Fire Commissioner, and the Electrical Code of the City of New York, provided that each drying oven shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 489-56-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 775-57-SM

**APPLICANT**—Norton-McMurray Manufacturing Co., owner, Gas Materials Supplies, Inc., Agents.

### APPEARANCES—

For Applicant: Shelby S. Walker.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 775-57-SM—Norton-McMurray Manufacturing Company, Chicago, Illinois, filed an application for approval of their Normac Type 100 Compression Coupling under the provisions of C26-1327.0 Administrative Building Code.

**USE:** Pipe couplings for gas service.

**DESCRIPTION:** The Normac Type 100 coupling is made of malleable iron and with a center wall thickness greater than the wall thickness of the joined pipe in any size for which it is made. Compression gaskets are made with metal bead tips and are backed up with steel retainers.

**INSPECTION AND TEST:** The couplings were tested at the R. W. Hunt Co., Couplings were applied over 3/4" black pipe and made up with a torque of 100 foot pounds. One assembly was hydrostatically tested to 3600 psi before a leak developed. Another assembly was tested under gas pressure when immersed in water. No leak developed at a test pressure of 1900 psi.

**RECOMMENDATION:** The Committee recommends the approval of the Normac Type 100 Compression Couplings for use in New York City on gas piping buried outside the building as permitted for gas pipe fittings under Section C26-1327.0 Administrative Code, on condition that each coupling or package or carton in which it is marketed, shall bear a label, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 775-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 776-57-SM

**APPLICANT**—Norton-McMurray Manufacturing Co., owner, Gas Materials Supplies, Inc., Agent.



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## APPEARANCES—

For Applicant: Shelby S. Walker.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 776-57-SM—Norton-McMurray Manufacturing Co., Chicago, Illinois, filed an application for approval of their Normac Type 100 Compression Tees under the provisions of C26-1327.0 Administrative Building Code.

USE: Pipe fittings for gas service.

DESCRIPTION: The Normac Type 100 Tees are of malleable iron and are made with one compression end and two threaded ends or with three compression ends. Compression gaskets are made with metal bead tips and are backed up with steel retainers.

These tees are made in  $\frac{3}{4}$ " and  $1\frac{1}{4}$ " sizes for the three compression end tee and in various sizes from a  $\frac{3}{4}$ " I.D. up to a 2" x  $1\frac{1}{2}$ " x 2".

INSPECTION AND TEST: Normac compression couplings of this design were tested at R. W. Hunt Company. A  $\frac{3}{4}$ " coupling withstood a gas pressure test of 1900 psi without leaking after being applied to black pipe and made up with a torque of 100 foot pounds.

RECOMMENDATION: The Committee recommends the approval of Normac Type 100 Compression Tees for use in New York City on gas piping buried outside the building as permitted for gas pipe fittings under Section C26-1327.0 Administrative Code, on condition that each tee fitting or package or carton in which it is marketed shall bear a label reading, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 776-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 777-57-SM

APPLICANT—Norton-McMurray Manufacturing Co., owner, Gas Materials Supplies, Inc., Agent.

## APPEARANCES—

For Applicant: Shelby S. Walker.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 777-57-SM—Norton-McMurray Manufacturing Company, Chicago, Illinois, filed an application for approval of their Normac Type 100 Compression Ells under the provisions of C26-1327.0 Administrative Building Code.

USE: Pipe fittings for gas service.

DESCRIPTION: The Normac Type 100 Ells are made of malleable iron with one or both ends of the compression type. Gaskets have metal bead tips and are backed up by steel retainers. The single compression end ell is threaded at the other connection point.

These ells are 90° and are made in sizes of  $\frac{3}{4}$ ", 1",  $1\frac{1}{4}$ ",  $1\frac{1}{2}$ " and 2".

INSPECTION AND TEST: Normac compression couplings of this basic design were tested at R. W. Hunt Company. A  $\frac{3}{4}$ " coupling withstood a gas pressure test of 1,900 psi without leaking after being applied to black pipe and made up with a torque of 100 foot pounds.

RECOMMENDATION: The Committee recommends the approval of Normac Type 100 Compression Ells for use in New York City on gas piping buried outside the building as permitted for gas pipe fittings under Section C26-1327.0 Administrative Code, on condition that each ell fitting or package or carton in which it is marketed shall bear a label, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 777-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 233-58-SA

APPLICANT—York-Shipley Inc., owner; Burns Heating Supply Inc., Agent.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of the Committee on Test reads: 233-58-SA—York-Shipley Inc., York, Pa., filed for approval of the Jackson & Church Oil Fired Heaters, Models JC-40, 50, 75, 100, 125, 150, 175 and 200 for use in New York City under the provisions of the Oil Burner Rules of the Board.

USE: Oil fired unit heaters.

DESCRIPTION: The Jackson & Church Oil Fired Heaters are counterflow units designed for floor or suspended installation. They are made up of a stainless steel combustion chamber, with four pass design, a Synchronous Flame oil burner, Cal. No. 730-55-SA, induced draft blower, circulating fans and varied outlets for directing the flow of heated air.

The operating sequence on start up is essentially as follows:

1. Thermostat on call for heat energizes starting relay which powers induced draft blower.
2. Draft proving switch activates electronic safeguard control which times prepurge period and starts burner blower.
3. At termination of prepurge period first stage oil valve is opened and ignition transformer receives power.
4. When ignition is proved second stage oil valve opens and ignition transformer is de-energized.
5. When bonnet air reaches proper delivery temperature main circulating air blower motor starts.
6. When thermostat is satisfied, fuel valves close and post purge period begins after which the draft blower and burner blower shut down.
7. When the bonnet air cools the main blower shuts down and the cycle repeats on thermostat demand.

The numeral in the model designation indicates in ten thousands the Btu per hour output.

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of York-Shipley's Jackson & Church Oil Fired Heaters, Models JC-40, 50, 75, 100, 125, 150, 175, and 200



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for use in New York City under the provisions of the Oil Burner Rules of the Board but not in garages and similar occupancies or in explosive atmospheres, provided that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 233-58-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 10-60-SM

APPLICANT—Hyman Schwartz for Aircon Filter Sales and Service Company; Agent, Beacon Hardware Company.

### APPEARANCES—

For Applicant: Hyman Schwartz.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 10-60-SM—Hyman Schwartz for Aircon Filter Sales & Service Co., Phila., Pa., filed January 7, 1960 for approval of Aircon Grease & Air Filters, Model A-5 for use in New York City under the provisions of Sections C19-165.3 and C26-712.0.e of the Administrative Code.

USE: Filters for prevention of excessive grease accumulation in kitchen range exhaust systems.

DESCRIPTION: The filter is designed to collect any particles of grease which may come through it. The grease filters are used in exhaust systems for restaurant canopies. The filters are readily removable.

The construction of the filter is made of aluminum, steel, stainless steel or copper. The thickness is 2 inches.

The 2 inch filter consists of a metal frame to hold the filter media. It has one layer of metal lath, one layer of ¼ inch thick knitted metal mesh, 3 layers of 14 x 18 metal mesh wire screening having crimps of ¾ inch. It is secured by rivets or metal screws. The finished filter is about 2 inches thick.

Each filter will be identified by a marking on the frame with the manufacturer's name and Model A-5.

INSPECTION AND TEST: All details of construction were examined by Ass't Architect T. W. Farricker. The filters were tested at the Underwriters' Laboratories. The report is on file with and is part of the record.

RECOMMENDATION: The Committee on Tests recommends the approval of Aircon Grease & Air Filters, Model A-5 for use in New York City when installed in accordance with the requirements of Sections C19-165.3 and C26-712.0.e Administrative Code and provided that each filter bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 10-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 411-59-SM

APPLICANT—Kilroy Metal Products, Incorporated, owner.  
SUBJECT—Application June 24, 1959—Royline Window, K-448, ¾ hour fireproof steel, self-closing, double hung sash, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over for further tests; new date to be set.

## 793-59-A

APPLICANT—Henry George Greene for Young Men's Philanthropic League, owner.

SUBJECT—Application December 2, 1959—Appeal from a decision of the Borough Superintendent—re doors.

PREMISES AFFECTED—4 East 80th Street, south side, 125 feet east of Fifth Avenue, Block 1491, Lot 67, Borough of Manhattan.

### APPEARANCES—

For Applicant: Sam Rosen and J. G. L. Molloy.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1959 on Alt. Applic. 754-54, reads:

"Doors to required stairs must be ¾ hr FPSC 6.4.1.8.1d."

and

WHEREAS, the applicant states that the building is 35 feet by 86 feet 11 inches in area, 6 stories and penthouse, 94 feet high, of class 1 construction, located in residence use, B area, class 1 ½ height district, built in 1915, now used and occupied since 1954: cellar—boiler room and storage, 2 persons; 1st floor—kitchen and entrance hall, 10 persons; 2nd floor—dining room and lounge, 74 persons; 3rd floor—reading room and lounge, 40 persons; 4th floor—conference rooms, 25 persons; 5th floor—offices, 5 persons; 6th floor—resident manager's apartment, 5 persons; 7th floor—roof and lounge, 5 persons; and

WHEREAS, the applicant states that the premises was altered in accordance with approved plans and all work substantially completed except as to the fireproof doors at the second floor level; that the present owners, an eleemosynary organization, uses the premises in connection with its charitable purposes; that the 2nd floor as presently constituted is of great value in connection with their public relations and they would like to maintain the present decor; that in connection therewith, they would like to retain the present bronze and glass doors opening into the large stair landing area, as shown on the plans; that these doors are of heavy duty construction and, although not rated, would probably be as effective as the three quarter hour fireproof self-closing doors that are required; that in all other respects the building will be made to comply with the approved plans; and

WHEREAS, the applicant states that the doors on the second floor between the dining room and lounge and hall where marked on plans as "steel and glass" are bronze and glass doors.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1959, acting on Alt. Applic. 754-54, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated, December 2, 1959, 8 sheets; and that all laws, rules and regulations applicable shall be complied with.

## 375-58-A

APPLICANT—Shreve, Lamb & Harmon Associates for Bankers Trust Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the



# MINUTES

Borough Superintendent;—re width of stairways inadequate for number of persons; previously granted on condition.

**PREMISES AFFECTED**—10-16 Wall Street, 1-9 Nassau Street, northwest corner and 7-11 Pine Street, Block 46, Lot 9, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Gerald De Pace.

**ACTION OF BOARD**—Application reopened and resolution amended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, this application was granted by the Board on July 22, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 22, 1958, only insofar as it refers to the sprinkler system so that as *amended* this portion of the resolution shall read:

"that the entire 10th floor shall be sprinklered and the sprinkler system may be fed from the standpipe tank through the standpipe system, as shown on revised drawings marked, 'Received March 18, 1960', 2 sheets, provided the capacity of the tank is not less than 5 thousand gallons, *on condition* that other than as herein amended the resolution above cited shall be complied with in all respects." (Misc. 602/60)

## 170-44-A—Vol. II

**APPLICANT**—Sidney H. Kitzler for Mae Haussman, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

**PREMISES AFFECTED**—1805 Church Avenue, north side, 25 feet 6 inches east of East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: S. H. Kitzler.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 545-59-A

**APPLICANT**—Leonard F. Rothkrug, for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

**SUBJECT**—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

**PREMISES AFFECTED**—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Laid over to April 5, 1960, at 2 P. M. at the request of the applicant.

## 705-59-A

**APPLICANT**—Robert J. Crinnion for Rose Conti, owner.

**SUBJECT**—Application October 30, 1959—Appeal from a decision of the Borough Superintendent, re height of ceiling, basement.

**PREMISES AFFECTED**—2826 Philip Avenue, southeast

corner of Quincy Avenue, Block 5545, Lot 80, Borough of the Bronx.

**APPEARANCES**—

For Applicant: Robert J. Crinnion.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 2 P. M. for inspection and decision.

## 746-59-A

**APPLICANT**—Robert J. Crinnion for Neimall Realty Corporation, owner.

**SUBJECT**—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum dimensions of yard or courts.

**PREMISES AFFECTED**—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Robert J. Crinnion.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 2 P. M. for inspection and decision.

## 759-59-A

**APPLICANT**—Quartite Creative Corporation for Flygo Holding Corporation, owner; Quartite Creative Corporation, lessee.

**SUBJECT**—Application November 18, 1959—Appeal from a decision of the Fire Commissioner—re Ransburg No. 2 Electro-Static Sprayer.

**PREMISES AFFECTED**—134-03 Dahlia Avenue, north-side, 17 feet 3 inches east of Crommelin Avenue, Block 5125, Lot 15, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: None.

For Administration: Inspector E. A. Meyer, Fire Dept.

**ACTION OF BOARD**—Laid over for re-inspection and decision; date to be set; applicant to meet requirements of the Board.

## 797-59-A

**APPLICANT**—Herman E. Horwood for Carl Ahlers Incorporated, owner.

**SUBJECT**—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—168 Duane Street, south side, 44 feet 7¾ inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Herman E. Horwood.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 2 P. M. for inspection and decision.

## 860-59-A

**APPLICANT**—Michael D. Schwartz for Elizabeth Manning, owner.

**SUBJECT**—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re-class 3 building, business use.

**PREMISES AFFECTED**—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Michael D. Schwartz.

**ACTION OF BOARD**—Laid over to April 19, 1960, at 2 P. M. for inspection and decision.

## 863-59-A

**APPLICANT**—Harry Hurwit for Kurt Frontheim, owner.

**SUBJECT**—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Harry Hurwit.



# MINUTES

ACTION OF BOARD—Laid over to April 19, 1960, at 2 P. M. for inspection and decision.

## 530-41-BZ—Vol. II

APPLICANT—Esso Standard, Division of Humble Oil & Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop, minor repairs only, and office.

PREMISES AFFECTED—85-42 to 85-44 57th Avenue and 57-02 to 57-10 Van Horn Street, southeast corner, Block 2882, Lots 10 and 11, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 18, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete work was last extended on June 13, 1950; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 18, 1948, as *amended* through June 13, 1950, by adding thereto:

"that there may be a total of ten 550-gallon approved gasoline storage tanks, and that the island facing Van Horn Street may be extended to permit the installation of an additional approved low type pump thereon, all as shown on revised drawing marked 'Received March 21, 1960', 1 sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Misc. 938/59)

## 640-58-BZ

APPLICANT—Leonard Joseph for Denis C. O'Connor, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a two story building for use as a funeral home and undertaking establishment with accessory uses with parking of more than five cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does

hereby *amend* the resolution adopted on May 12, 1959, by adding thereto:

"that in the event the owner desires to reduce the area of the second floor and redesign the building, such changes may be permitted as shown on revised drawings marked 'Received March 10, 1960', 5 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 3255/58)

## 1220-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Roosevelt Savings Bank of the City of New York, owner; Elwood Cross, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired March 1, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1090-1094 (1082-1100 displayed) Gates Avenue, east side, 85 feet north of Broadway, Block 339, part of Lot 52, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred M. Lama.

ACTION OF BOARD—Application reopened and set for hearing on April 26, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 5-33-BZ—Vol. IV

APPLICANT—Patrick D. Concagh for Charles Mottola, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business, retail and residence use district for a term of years, the erection and maintenance of a gasoline service station, lubritorium, car wash, sales and storage room for auto accessories and minor repairs and parking and storage of more than 5 cars.

PREMISES AFFECTED—3800-3812 Boston Road and 3480-3490 Baychester Avenue, southeast corner, Block 5257, Lot 1, Borough of The Bronx.

APPEARANCES—

For Applicant: P. D. Concagh.

ACTION OF BOARD—Application reopened as Vol. IV, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 43-34-BZ

APPLICANT—Hurley, Kearney & Lane for Francesca Frasca, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 1, 1958—re Application, decision of the Borough Superintendent; previously granted for a term of years, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th Avenue, north-



# MINUTES

west corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: John E. Murphy.

**ACTION OF BOARD**—Application reopened and set for hearing on May 3, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed and two publications in the Bulletin as notice. Applicant to file more complete drawings showing curb cuts and zoning lines, copies of all permits for curb cuts and statement as to compliance with Section 7A of the Zoning Resolution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 91-43-BZ

**APPLICANT**—Vincent J. Bensì for Cono Innamorato, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of an existing building to a junk shop for a term of years.

**PREMISES AFFECTED**—279 (287 displayed) Frost Street, north side, 190 feet west of Debevoise Avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Vincent J. Bensì.

**ACTION OF BOARD**—Application reopened and set for hearing on April 26, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice. Applicant to file statement as to compliance with Section 7B of the Zoning Resolution.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 346-49-BZ

**APPLICANT**—Murry Kalik for Jessie Ridley, owner; Van Eyck Studios, lessee.

**SUBJECT**—Application for consideration—reopening as to extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 21 and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stockroom on second floor to a carpentry shop with a power saw and paint shop.

**PREMISES AFFECTED**—170 East 119th Street, north side, 100 feet west of 3rd Avenue and 2190 3rd Avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan.

## APPEARANCES—

For Applicant: Murry Kalik.

**ACTION OF BOARD**—Application reopened and set for hearing on April 26, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 95-50-BZ—Vol. II

**APPLICANT**—Jacob Jancourtz for Lester Christianson, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Sections 7f, 7i and 7h of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, motor vehicle repairs and brake service and to permit the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—2179-2181 Amsterdam Avenue, northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. Jancourtz.

**ACTION OF BOARD**—Application reopened as Vol. II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 214-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Baychester-Hacker, Incorporated, owner; Park Stations Incorporated, lessee.

**SUBJECT**—Application April 2, 1959—decision of the Borough Superintendent, under section 7e, of the Zoning Resolution to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, non-automatic car washing, office and sales, and parking of cars awaiting service for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—4210 Baychetser Avenue, northeast corner of Bussing Avenue, Block 5023, Lot 29, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**APPLICANT**—Application withdrawn at request of applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 100-50-BZ

**APPLICANT**—Lama, Proskauer and Prober for Alfonso L. Algozer and the Estate of Frank La Mar, owners.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7i and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from auto painting and first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on the second floor.

**PREMISES AFFECTED**—1241 DeKalb Avenue, west side, 70 feet 7 inches north of Evergreen Avenue, Block 3232, Lot 77, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred M. Lama.

**ACTION OF BOARD**—Application reopened and set for hearing on April 26, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



# MINUTES

## 672-54-BZ

APPLICANT—Michael A. Cardo for Estate of John Cepollar owner, Rose Cepollaró, Executrix.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution permitting the extension of existing legal parking and storage of motor vehicles in restricted retail use district, the extension into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island Avenue, northeast corner of Belden Street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

### APPEARANCES—

For Applicant: Michael A. Cardo.

ACTION OF BOARD—Application reopened and set for hearing on April 26, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 541-57-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug & Samuel S. Schiffer for Wally & Lillian Nelson, Philip & Gilda Nelson and Hilda Folkman, owners; United Coat, Apron & Linen Supply, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Section 7e of the Zoning Resolution, to permit in a residence use district, extending the present uses of existing structure from garage in cellar and first floor, office, loading and unloading and two apartments by eliminating the garage on the first floor and use the area for packing and storage of linen.

PREMISES AFFECTED—32-62 to 32-68 47th Street, west side, 153 feet, 1 7/16 inches north of 34th Avenue, Block 722, Lots 63, 64 and 65, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure. Applicant to amend his papers, changing basis of appeal from Sections 7d and 7c to Sections 7e and 21.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5  
Negative ..... 0

## 340-31-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for C & M Holding Corp., owner, Skyway Service Co., lessee.

SUBJECT—Application reopened June 26, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7f, 7e and 7i of the Zoning Resolution, to permit in a residence use district the erection of a one story extension and extend the existing uses of the present gasoline service station to include auto laundry, nonautomatic.

PREMISES AFFECTED—2402-2418 Cropsey Avenue, southeast corner of 24th Avenue, Block 6927, Lot 47, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 574-39-BZ—Vol. II

APPLICANT—John A. Dwyer for William A. Wiedt, owner.

SUBJECT—Application reopened September 25, 1956 as Vol. II—re decision of the Borough Superintendent under sections 7b and 7e of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from manufacturing of bandage to storage of cleaning preparations.

PREMISES AFFECTED—59-11 67th Avenue, north side, 93 feet east of Forest Avenue, Block 3502, Lot 45, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 781-53-BZ—Vol. II

APPLICANT—Ferdinand Savignano, for Florbaum Realty Corp., owner, Ranalex Corp., lessee.

SUBJECT—Application reopened July 23, 1957 as Vol. II—re decision of the Borough Superintendent under section 21 of the Zoning Resolution, to permit in a business use district, the omission of one loading berth, to allow a greater area of the building to be used for manufacturing purposes.

PREMISES AFFECTED—1830-1836 Atlantic Avenue, south side, 225 feet east of Utica Avenue and 1817-1839 Pacific Street, Block 1337, Lot 21, Borough of Brooklyn.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 811-55-BZ

APPLICANT—Ingram S. Carner for Milton Waldman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent: previously granted on condition under Section 21 of the Zoning Resolution to permit in a residence use, F area district, the erection and maintenance of a two car garage located within 15 feet of the street line.

PREMISES AFFECTED—157-68 20th Avenue, southwest corner of 160th Street, Block 4750, Lot 41, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Request to reopen dated February 9, 1959, dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 634-57-BZ

APPLICANT—Ferdinand Savignano for Michael Paladino, owner.

SUBJECT—Application September 16, 1957—decision of the Borough Superintendent under sections 7e and 21 of the Zoning Resolution to permit in a residence use "F-F" area district, the storage of contractor equipment, parking of two trucks and the erection of a storage building that encroaches on the required rear and side lot lines.



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PREMISES AFFECTED—844 Pine Street, west side, 140 feet north of Wortnan Street, Block 4527, Lot 20, Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

560-58-BZ

APPLICANT—John A. Cosgrove for Elizabeth Cosgrove, owner; U. S. Post Office, lessee.

SUBJECT—Application filed September 25, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a retail use "D" area district, a rear extension to an existing one story and mezzanine building occupied by the U. S. Post Office and the alteration to frontage to provide loading and unloading area for postal trucks, the proposed extension, exceeds the permitted area coverage and the accessory parking is within the required open spaces.

PREMISES AFFECTED—187 New Dorp Lane, north side, 320 feet west of Edison Street, Block 3637, Lot 17, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

642-58-BZ

APPLICANT—V. Della Penna for West 120th Street Garage Corporation, owner.

SUBJECT—Application November 10, 1958—decision of

the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in an existing four story building occupied as a public garage, the use of the rear portion of the first floor as an auto repair shop.

PREMISES AFFECTED—207 West 120th Street, north side, 125 feet west of 7th Avenue, Block 1926, Lot 25, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

689-58-BZ

APPLICANT—Arnold W. Lederer for Dr. Hillard Gold, owner; Tweed-L-Dee Knit Inc., lessee.

SUBJECT—Application November 28, 1958—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district in an existing two story building, the change in occupancy from undertaking office and four car garage to a garment factory.

PREMISES AFFECTED—505-507 East New York Avenue, north side, 59 feet 1 inch west of Brooklyn Avenue, Block 1331, Lot 36 (formerly Lots 36 and 37), Borough of Brooklyn.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5  
Negative ..... 0

Adjourned: 3:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*



APR 25 1960

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# BULLETIN

## OF THE

# BOARD OF STANDARDS AND APPEALS

### CITY OF NEW YORK

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## DIRECTORY

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Notice of Hearing Calendar.

Minutes of Special Meeting, Friday Morning, April 1, 1960, Affecting Calendar Numbers, 217-21-SR and 168-60-SR.

Minutes of Regular Meeting, Tuesday Morning, April 5, 1960, Affecting Calendar Numbers 1067-27-BZ—Vol. II, 536-37-BZ—Vol. II, 75-39-BZ—Vol. II, 1024-41-BZ, 384-57-BZ, 396-58-BZ—Vol. II, 88-59-BZ, 348-59-BZ, 447-59-BZ, 452-59-A, 475-59-BZ, 476-59-A, 692-59-BZ, 693-59-A, 771-59-BZ, 772-59-A, 786-59-BZ, 788-59-BZ, 808-59-BZ, 881-59-BZ, 374-16-BZ—Vol. III, 37-59-BZ, 265-59-BZ, 266-59-A, 423-59-BZ, 690-59-BZ, 777-59-BZ, 778-59-BZ, 824-59-BZ, 883-59-BZ, 884-59-A, and 49-60-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, April 5, 1960, Affecting Calendar Numbers 306-56-SA, 832-56-SA, 607-58-SA, 255-59-SM, 606-59-SA, 897-59-SA, 905-59-SA, 107-60-SM, 567-59-SM, 772-55-SM, 662-57-SM, 792-59-A, 86-60-A, 262-36-A—Vol. IV, 796-45-A—Vol. II, 545-59-A, 820-59-A, 909-59-A, 25-60-A, 1181-24-BZ, 63-55-BZ, 764-58-BZ, 115-59-BZ, 924-17-BZ—Vol. II, 212-35-BZ—Vol. IV, 229-49-BZ—Vol. IV, 183-55-BZ, 583-56-BZ and 898-56-BZ—Vol. II.

Correction Affecting Calendar Number 392-55-SM.

Rules Relating to Smoking in Factories, etc.

## ORDER TO SHOW CAUSE AND PETITION SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On April 1, 1960, Copy of Order to Show Cause, Petition and Affidavits was served on the Board by Joseph P. Addabbo, attorney for petitioners, Florence Altano, et al., objecting property owners, seeking a review of the Board's determination on February 24, 1960, granting a variance under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of the parking facilities for patrons and employees of the shopping center, from the retail portion of the plot into the residence use portion; Calendar Number 709-59-BZ; Premises 156-10 to 156-40 Cross Bay Boulevard, westside, from 156th Avenue to 157th Avenue, Block 13957, part of Lot 1, Howard Beach, Borough of Queens.

\* \* \* \* \*

## COURT DECISIONS.

Matter of Anthony Pecora vs. Board:—On December 3, 1957, the Board denied an application, reopened April 24, 1957 as Volume II—based on a decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles; Calendar Number 360-47-BZ—Vol. II; Premises 42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

At Special Term, Supreme Court, Mr. Justice Margett remitted the matter to the board for further consideration. (N. Y. Law Journal, March 14, 1960, page 14).

\* \* \* \* \*

Matter of Soldiers, Sailors & Airmen's Club, Inc. vs. Board:—On July 19, 1955 the Board granted a variance under Section 21 of the Zoning Resolution, to permit in a residence use, D area district the erection and maintenance of a medical office building for education, research, consultation, examination and therapy in connection with cancer and its allied diseases, using more than the area permitted; Calendar No. 293-52-BZ—Vol. II, Premises 277-279 Lexington Avenue, east side, 42 $\frac{2}{3}$  feet north of East 36th Street, Block 892, Lot 22, Borough of Manhattan.

Upon court review, Mr. Justice Markowitz upheld the decision of the Board as to additional area of the building, citing the new decisions of the Appellate Division, (Village of Bronxville v. Francis, 1 App. Div. 2d 236) and as cited in the Law Journal of November 26, 1958, page 11, in the Matter of Ryback v. Murdock, (N. Y. Law Journal, December 9, 1958, page 13).

Matter of Soldiers, Sailors & Airmen's Club, Inc., pet-ap (Board of Standards and Appeals of the City of New York, res; 139 East 36th St. Corp., intervenor-res):—The Appellate Division, First Department, unanimously affirmed the Supreme Court, without opinion, in the "Pack Medical Foundation" case. (N. Y. Law Journal, December 2, 1959, page 13).

At the Appellate Division, Supreme Court, First Department, Proceeding No. 10, Soldiers, Sailors & Airmen's Club, Inc. (139 E. 36th St. Corp.), motion for leave to appeal to the Court of Appeals denied. Order filed (N. Y. Law Journal, January 29, 1960, page 14).

At the Court of Appeals, Proceeding No. 206, Soldiers, Sailors & Airmen's Club, Inc., ap. (Board of Standards and Appeals of City of N. Y., res.; 139 East 36th St. Corp., intervenor-res.), motion for leave to appeal denied. (N. Y. Law Journal, April 5, 1960, page 12)

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to April 5, 1960*

- | <i>Cal. No.</i> | <i>Dept.</i> | <i>Premises Affected</i>                                                                                                                                                                                                                                                                                        |
|-----------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 235-60-A        | B.Q.         | 125-15 Beach Channel Drive, south side, 49.02 feet east of Beach 126th Street, Block 672, Lot 3, Belle Harbor, Borough of Queens, B.N. 1644-58, re—revocation of building notice, re—erection of open porch.                                                                                                    |
| 236-60-BZ       | B.R.         | 995 Manor Road, northeast corner Ocean Terrace, Block 697, Lot 1, Port of Richmond, Borough of Richmond, N.B. 143-60, re—proposed construction of gasoline service station, lubritorium, minor auto repairs with hand tools only, parking area for more than 5 motor vehicles, etc., local retail use district. |
| 237-60-A        | B.R.         | 995 Manor Road, northeast corner Ocean Terrace, Block 697, Lot 1, Port of Richmond, Borough of Richmond, under Section 35, General City Law, re—curb cuts located in the bed of a mapped street—proposed widening of Manor Road, N.B. 143-60.                                                                   |
| 238-60-A        | B.Q.         | 51-25 Van Kleeck Street, east side, 198.95 feet south of Codwise Place, Block 2474, Lot 15, Elmhurst, Borough of Queens, N.B. 3679-58, re—shaft openings.                                                                                                                                                       |
| 239-60-A        | B.Q.         | 86-04 Grand Avenue, southeast corner Van Horn Street, Block 2864, Lot 17, Elmhurst, Borough of Queens, N.B. 2415-59, re—shaft openings.                                                                                                                                                                         |
| 240-60-A        | B.B.         | 156-160 Flushing Avenue, south side, 82 feet, 8½ inches east of Vanderbilt Avenue, Block 1872, Lot 26, Borough of Brooklyn, Alt. 3358-59, re—stair enclosures.                                                                                                                                                  |
| 241-60-BZ       | B.B.         | 6302-6324 Avenue U, and 2117 East 63rd Street, southeast corner, Block 8470, Lots 240 and 247, Borough of Brooklyn, Alt. 364-60 (P. S. 236), re—height, extension of the existing school structure, setback, G-1 area, residence use district.                                                                  |
| 242-60-SM       |              | Reliable Fireproof Products Corporation Hollow Metal Door, manufactured by Reliable Fireproof Products, Material.                                                                                                                                                                                               |
| 243-60-BZ       | B.B.         | 4915-4923 Avenue J, and 1796-1808 Utica Avenue, northwest corner, Block 7775, Lot 1, Borough of Brooklyn, N.B. 519-60, re—proposed building occupies more than the area permitted, D area, business use district.                                                                                               |
| 244-60-SA       |              | RCA Whirlpool Dishwasher, Models Nos. FP20, FP50, FU60 and FU 70, manufactured by Whirlpool Corporation, Appliance.                                                                                                                                                                                             |
| 245-60-A        | B.Q.         | 97-09 Rockaway Boulevard, north side, 18 feet west of 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens, under Section 35, General City Law, re—proposed one story brick building in the bed of a mapped street—proposed 98th Street.                                                        |
| 246-60-SA       |              | Lindy "Guardian" Oil Preheater, "SOP" Series, manufactured by Lindy Heaters, Inc., Appliance.                                                                                                                                                                                                                   |

247-60-BZ—B.Q.—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens, N.B. 892-60, re—commercial building, D area, residence use district.

### *Restored to Docket*

- 567-59-SM—CBR (Belgian) Cement Portland Grey Cement, Types I and III, manufactured by Cimenteries and Briquerie Reunies, reopened for test and report, Material.
- 924-17-BZ —Vol. II—B.B.—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn, Amendment to Alt. 2712-58, and Misc. G. T. 589-60, reopened for consideration as to amendment of resolution, re-reconstruction of the lubritorium and office portion of the building and use of the adjoining vacant lot for the parking and storage of more than 5 motor vehicles—manufacturing and residence use district.
- 229-49-BZ—Vol. IV—B.Bx.—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lot 1, 8 and 61, Borough of The Bronx, Alt. 60-60, re—extension of the existing used car lot into a residence use district.
- 898-56-BZ—Vol. II—B.Bx.—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx, N.B. 1276-58, reopened for consideration as to extension of term of variance, re—one story building for use as a bowling alley and recreation center without providing the required setbacks, and customers parking on the unbuilt upon portion—residence use district.
- 583-56-BZ—B.B.—3106-3116 Voorhies Avenue and 2702-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn, N.B. 1627-56, reopened for consideration as to amendment to resolution, extension of term of variance and extension of time to complete, re—gasoline service station, lubritorium, car washing (non-automatic), minor motor vehicle repairs, hand tools only—business use district.
- 183-55-BZ—Vol. II—B.B.—8002-8016 Flatlands Avenue, southeast corner of East 80th Street, Block 8017, Lots 36 and 41, Borough of Brooklyn, N.B. 3275-59, re—gasoline service station, lubritorium, car wash (automatic), minor repairs with hand tools only, parking of cars awaiting service, etc.—retail and residence use districts.
- 212-35-BZ—Vol. IV—B.B.—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn, Alt. 130-60, re—extension to building and addition of uses of installation, display and storage and sale of tires and batteries, etc.—business and residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.



# CALENDAR

## RULES

### Last Publication

|                                                                                                |                                |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of..                              | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

APRIL 19, 1960, 10. A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, April 19, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 358-26-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.  
SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use 1¼ height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the park-

ing of employees' cars in the residence use portion of the plot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

Laid over from March 15, 1960, to April 19, 1960, for hearing; applicant to send out notices to affected property owners and for new publication in the Bulletin.

### 458-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

PREMISES AFFECTED—17 to 33 West 9th Street, north-side, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

### 723-59-BZ

APPLICANT—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for "Day and Night Parking" for more than five (5) motor vehicles.

PREMISES AFFECTED—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

### 526-59-BZ

APPLICANT—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

SUBJECT—Application August 11, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

### 443-40-BZ—Vol. III

APPLICANT—Herman Kron for Jack Washton, owner.

SUBJECT—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district the erection of a one story extension to the rear of an existing building to extend the present retail use. Extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

PREMISES AFFECTED—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

### 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs (hand tools only), lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.



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## 810-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street, southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.

## 832-59-BZ

APPLICANT—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

SUBJECT—Application December 9, 1959—decision of the Borough Superintendent, under sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs and parking for a stated term of fifteen (15) years.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

## 710-59-BZ

APPLICANT—Robert J. Crinnion for L. Fragasso, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.

PREMISES AFFECTED—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

## 383-46-BZ—Vol. III

APPLICANT—Seelye, Stevenson, Value and Knecht for Frostone Corporation, owner; Ansol Holding Corporation, lessee.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the elimination of the loading platform of the present buildings and construct a common lobby thereby extending the area of the structure and uses.

PREMISES AFFECTED—200-202 Tillary Street and 59-73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn.

## 847-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas D'Angelo, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot (pleasure type vehicles only), for a temporary term of ten (10) years.

PREMISES AFFECTED—114-116 Pulaski Street, south side, 255 feet, west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

## 419-59-BZ

APPLICANT—Dominick Salvati and Son for Michael Rizzo, owner.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a E-1 area district an open patio (now built), on an existing terrace both encroaching over the building line.

PREMISES AFFECTED—4703 Bay Parkway, north side,

38 feet, 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## 212-34-BZ—Vol. III

APPLICANT—Herman Kron for Sinclair Refining Company, owner.

SUBJECT—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, refinish the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

PREMISES AFFECTED—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lot 97 and 99, Borough of Brooklyn.

## 864-59-BZ

APPLICANT—Dominick Salvati and Son for Cono D'Elia, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

PREMISES AFFECTED—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

## 5-60-BZ

APPLICANT—Abraham Grossman for Andrett Realty Corporation, owner.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under sections 7c and 19A of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth.

PREMISES AFFECTED—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

## 109-60-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Rose Associates, owner.

SUBJECT—Application February 18, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a class 2 height district the erection of a twenty-nine story office building with an encroachment beyond the required zoning envelope.

PREMISES AFFECTED—280-290 Park Avenue and 54-70 East 49th Street, southwest corner, and 51-71 East 48th Street, Block 1284, Lot 33 part of 30, Borough of Manhattan.

## 38-60-BZ

APPLICANT—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the



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cellar, the proposed structure exceeds the permitted area coverage.

**PREMISES AFFECTED**—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

## 803-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

**PREMISES AFFECTED**—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

Laid over from March 15, 1960, to April 19, 1960, for continued hearing at the request of an objector, applicant concurring.

## 339-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for 3515 Fort Hamilton Parkway Realty Inc., owner.

**SUBJECT**—Application reopened March 15, 1960 for consideration as to extension of time to complete, expired January 6, 1960—decision of the Borough Superintendent; previously granted on condition, under section 7c of the Zoning Resolution, permitting in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning with a one-family apartment, and to have accessory loading and unloading with parking on the unbuilt upon portion of more than five (5) cars.

**PREMISES AFFECTED**—3509-3517 Fort Hamilton Parkway (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

## 192-38-BZ

**APPLICANT**—Power and Hopkins for Dorothy Mastangelo, owner.

**SUBJECT**—Application reopened March 15, 1960 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under section 7i of the Zoning Resolution for a term of years, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx.

## 623-56-BZ

**APPLICANT**—Joseph Levy, Jr. for Forman and Forman, Inc., owner; Vincent Giardullo, lessee.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired October 22, 1958—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one-story extension at the rear of an existing restaurant, bar and grill and cabaret exceeding the permissible area.

**PREMISES AFFECTED**—2488-2490 Flatbush Avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn.

## 150-44-BZ

**APPLICANT**—Haus and Bresin for Hannah S. Weinberg, Administratrix, for Estate of Morton Weinberg owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired July 11, 1945—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the extension of an existing business use (restaurant).

**PREMISES AFFECTED**—409-411 West 24th Street, north side, 100 feet west of 9th Avenue, Block 722, Lots 31 and 32, Borough of Manhattan.

## 1180-38-BZ—Vol. II

**APPLICANT**—Victor E. Block for Morice Haymes and Co., Inc., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired December 16, 1959—decision of the Borough Superintendent, previously granted on condition under sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of three adjoining brick buildings formerly used as stores, factory, church and dwelling, to a gasoline service station with accessory uses including minor repairs with hand tools only to be used in conjunction with a parking area located at the rear of the premises.

**PREMISES AFFECTED**—1215-1223 Prospect Avenue, west side, 156.43 feet south of Home Street, Block 2680, Lots 45, 50 and 54, Borough of The Bronx.

## 227-54-BZ

**APPLICANT**—Guerino Salerni for John Micari, owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition under section 7c of the Zoning Resolution, permitting in a residence use district, the maintenance of existing garages for five (5) cars, for other than tenants of dwelling on front of plot, if tenants do not use them.

**PREMISES AFFECTED**—31-30 38th Street, west side, 277.83 feet south of 31st Avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

## 414-54-BZ

**APPLICANT**—Guerino Salerni for U-Park-It-System, Inc., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired March 15, 1960—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

**PREMISES AFFECTED**—33-37 29th Street, east side, 265 feet north of 34th Avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

## 379-32-BZ

**APPLICANT**—Julius Bleich for Gee Jay Realty Corp., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under section 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—1327-1333 Webster Avenue, west side, 231.24 feet north of East 169th Street, Block 2887, Lot 174, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 180-59-BZ

**APPLICANT**—John E. Paggioli for Nunziata Carannante, owner.



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**SUBJECT**—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

**Hearing closed**—Laid over from January 12, 1960, for inspection and decision; date to be set; now set for March 15, 1960; then laid over to April 19, 1960, for applicant to file revised plans and for decision; premises having been inspected.

## 641-59-BZ

**APPLICANT**—Arnold A. Arbeit for Bervic Realty Corporation, owner.

**SUBJECT**—Application October 6, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of fifteen (15) years.

**PREMISES AFFECTED**—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32, and 36, Borough of The Bronx.

**Hearing closed**—Laid over from March 8, 1960, to March 22, 1960, for inspection and decision; then to April 19, 1960, at the request of the applicant to revise his plans.

## 607-59-BZ

**APPLICANT**—Aaron Halpern for Julia Monte, owner.

**SUBJECT**—Application September 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F area district the conversion of a one family dwelling to a two family dwelling and construction of an extension to the rear encroaching on the required rear yard.

**PREMISES AFFECTED**—83-21 168th Street, East side, 200.32 feet and 200.74 feet north of Bath Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 706-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building from a public garage to manufacturing of ceramic decorated glassware, wire forming, blending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.

**PREMISES AFFECTED**—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 707-59-A

**APPLICANT**—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

**SUBJECT**—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re class 3 construction.

**PREMISES AFFECTED**—1775 to 1785 Dean Street north side, 225 feet West of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

## 691-59-BZ

**APPLICANT**—Harry A. Yarish for Pauline Lisker, owner.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 for the Zoning Resolution, to permit in a residence use C area district, the erection of a one story building for use of stores, occupying more than their permitted area and without the required rear yard.

**PREMISES AFFECTED**—3832-3836 Kings Highway, south side, 47 feet 2 7/8 inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 403-57-BZ-Vol. II

**APPLICANT**—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.

**SUBJECT**—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under sections 7f, 7i and 7A (d) of the Zoning Resolution, to permit in a local retail district, the erection and maintenance of a gasoline service station, lubritorium, office and accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—3070 to 3092 Avenue U. south side, from Bragg Street to Brigham Street, 2101 to 2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 477-31-BZ—Vol. III

**APPLICANT**—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—45-01 to 45-19, (45-05 Official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bay-side, Borough of Queens.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

## 650-59-BZ

**APPLICANT**—Carl H. Salminen for John Ryback, owner.

**SUBJECT**—Application October 8, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.

**PREMISES AFFECTED**—111-31 44th Avenue, north side, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

**Hearing closed**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.



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## 724-59-BZ

APPLICANT—Sidney H. Kitzler for Murray M. Pomeranz and Louis Trotner, owners; Esso Standard Oil Company, lessee.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—32-48 Jamaica Avenue, south side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Avenue and 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

Hearing closed.—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

## APRIL 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owner.

SUBJECT—Application December 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2 (a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

### 705-59-A

APPLICANT—Robert J. Crinnion for Rose Conti, owner.

SUBJECT—Application October 30, 1959—Appeal from a decision of the Borough Superintendent, re height of ceiling, basement.

PREMISES AFFECTED—2826 Philip Avenue, southeast corner of Quincy Avenue, Block 5545, Lot 80, Borough of The Bronx.

### 746-59-A

APPLICANT—Robert J. Crinnion for Neimall Realty Corporation, owner.

SUBJECT—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

PREMISES AFFECTED—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

### 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.

SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

### 797-59-A

APPLICANT—Herman E. Horwood for Carl Ahlers Incorporated, owner.

SUBJECT—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—168 Duane Street, south side,

44 feet 7¾ inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

### 860-59-A

APPLICANT—Michael D. Schwartz for Elizabeth Manning, owner.

SUBJECT—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 building, business use.

PREMISES AFFECTED—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

### 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

SUBJECT—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

### 147-59-A

APPLICANT—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.

PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

### 364-59-A

APPLICANT—Charles M. Shapiro for Jacob and Paul Wank, owner; Stalber Cycle Corporation, lessee.

SUBJECT—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of spray equipment, not of approved type.

PREMISES AFFECTED—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn.

### 409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.

SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.

PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

### 686-59-A

APPLICANT—De Rose and Cavalieri for Amerigo Coppola, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

### 799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.

SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).

PREMISES AFFECTED—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

### 170-60-A

APPLICANT—Schulman and Soloway for L.J.R. Corporation, owner.

SUBJECT—Application March 9, 1960—filed pursuant to section 310 of the Multiple Dwelling Law for variation



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of section 27, subdivision 2b of the Multiple Dwelling Law re—rear yard.  
**PREMISES AFFECTED**—88-15 168th Street, east side, from 88th Avenue to 89th Avenue, Block 9819, Lot 3, Jamaica, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## APRIL 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, April 26, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 384-57-BZ

**APPLICANT**—Leonard F. Rothkrug for Regina Strickberger, owner.

**SUBJECT**—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient storage lot, for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

**PREMISES AFFECTED**—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

**Hearing closed**—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; then to April 26, 1960, for decision; applicant to file revised plans.

### 788-59-BZ

**APPLICANT**—Leonard F. Rothkrug for 275 Realty Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service.

**PREMISES AFFECTED**—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

**Hearing closed**—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; then to April 26, 1960, for further inspection and decision.

### 88-59-BZ

**APPLICANT**—Burke, Green and Groh for Wall Realty Incorporated, owner.

**SUBJECT**—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

**PREMISES AFFECTED**—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

**Hearing closed**—Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960; then to March 22, 1960, for continued hearing; then to April 5, 1960, for inspection and decision; then to April 26, 1960, for further consideration and decision.

MAX H. FOLEY, *Chairman.*

## APRIL 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, April 26, 1960*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 772-55-SM

**APPLICANT**—Suydam Div., Pittsburgh Plate Glass Company, owner—priming coat on structural steel.

### 107-60-SM

**APPLICANT**—The Marlette Corp., owner—method of repairing fuel oil tanks.

### 904-55-SA

**APPLICANT**—Crane Company, owner—control water supply for closet tank.

### 871-56-SA

**APPLICANT**—Maytag Company, owner—gas-fired clothes dryer.

### 872-56-SA

**APPLICANT**—Maytag Company, owner—electric heated clothes dryer.

### 279-57-SA

**APPLICANT**—Crane Company, owner—dental cuspidor.

### 891-57-SM

**APPLICANT**—OPW Corporation, owner—gasoline or diesel fuel dispensing nozzle.

### 19-58-SA

**APPLICANT**—Case Mfg. Corporation, owner—vitreous china closet bowl.

### 242-58-SM

**APPLICANT**—Barber-Colman Company, owner—fusible link damper.

### 349-58-SM

**APPLICANT**—Briggs Mfg. Company, owner—vitreous china closet bowl.

### 542-58-SM

**APPLICANT**—S. H. Pomeroy Company, owner—aluminum windows.

### 599-58-SM

**APPLICANT**—Concrete Plank Co., Inc., owner—insulating roof deck.

### 651-58-SA

**APPLICANT**—Uniflow Mfg. Company, owner—ice cube making machine.

### 74-59-SM

**APPLICANT**—American Vulcathene Div., The Nalge Co., Inc., owner—plastic pipe and fittings for acid and chemical waste systems.

### 376-59-SA

**APPLICANT**—Economics Laboratory, Inc., owner—dispenser for dishwashing machines.

### 391-59-SM

**APPLICANT**—Cirval Plastics Div., J. A. Wilson Lighting & Display, Inc., owner light diffuser for luminous ceilings.

### 592-59-SM

**APPLICANT**—W. D. Allen Mfg. Company, owner—nozzle for use on hose lines.

### 657-59-SA

**APPLICANT**—Neil & Spencer Ltd., owner—dry cleaning machines, non-combustible cleaning solvent.



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## 855-59-SM

APPLICANT—Walter Slingsby & Company, Ltd., owner—standpipes.

## 750-38-SA—Vol. II

APPLICANT—Crane Company, owner—reopened by vote of the Board January 28, 1958 for amendment of resolution, additional vacuum breaker.

MAX H. FOLEY, *Chairman.*

**MAY 3, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 3, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 742-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## 141-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## 822-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubricatorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28 Castleton Corners, Borough of Richmond.

## 823-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—filed pursuant to section 35 of the General City Law portion of premises located in the bed of mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28 Castleton Corners, Borough of Richmond.

## 779-59-BZ

APPLICANT—Albert J. Mario for Joseph E. DiFiore, owner.

SUBJECT—Application November 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

tion and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-203 Hamilton Avenue, and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

## 452-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the use of the present parking lot to include the sale and display of new and used cars to expire with the present variance.

PREMISES AFFECTED—1172 Castle Hill Avenue, east side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of the Bronx.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 748-59-BZ

APPLICANT—Lawrence M. Rothman for Peter Kenny and Max Freeman, owners; Royal State Bank, owner under contract.

SUBJECT—Application November 9, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330 to bank and made part of present bank in bank and store building on adjoining Lot 30.

PREMISES AFFECTED—319-323 East 148th Street, north side, 300 feet west of Courtlandt Avenue, and 326-328 East 149th Street, south side, 225 feet west of Courtlandt Avenue, Block 2330, Lots 57 and 30, Borough of the Bronx.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.



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## 267-59-BZ

APPLICANT—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Incorporated, lessee.

SUBJECT—Application April 28, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

PREMISES AFFECTED—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 882-59-BZ

APPLICANT—Julius S. Rapson for Henry Sackowsky, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F-1 area district, the erection of a one family dwelling with less than the required 15 foot setback.

PREMISES AFFECTED—40-20 248th Street, northwest corner of 41st Avenue, Block 8123, Lot 24, Little Neck, Borough of Queens.

## 37-60-BZ

APPLICANT—Victor E. Block for Jacob Starr, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service with show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of the Bronx.

## 910-59-BZ

APPLICANT—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market for a term of twenty years.

PREMISES AFFECTED—227 East Cross Bronx Expressway, northwest corner, of Weeks Avenue, Block 2796, Lots 50, 51, and 52, Borough of the Bronx.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 735-59-BZ

APPLICANT—Charles A. Buckley, Jr. for Dominick Cannavo, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—902 Soundview Avenue, Northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

## 657-58-BZ

APPLICANT—Philip Freshman for Eva Fox, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

## 106-60-BZ

APPLICANT—Charles L. Koester for Francis X. Hatton, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of a structure for a conforming use with less than the required 10 foot setbacks.

PREMISES AFFECTED—36-46 Bell Boulevard, northwest corner of 38th Avenue, Block 6172, Lot 25, Bayside, Borough of Queens.

## 147-60-BZ

APPLICANT—John T. Briggs for Emily Stewart Trust, owner; Granger Holding Corporation, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, in an existing two-story building occupied in part as a factory on the first floor, the change in occupancy to supermarket extending into the residence use portion.

PREMISES AFFECTED—5-9 West 115th Street, north side, 125 feet west of 5th Avenue, and 12-16 West 116th Street, Block 1599, Lot 41, Borough of Manhattan.



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## 99-60-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Realty Corporation, owner.

SUBJECT—Application February 16, 1960—decision of the Borough Superintendent, under section 19B (d) of the Zoning Resolution, to permit in a retail and residence use, "B" area district, the reduction in the number of accessory car spaces from 39 to 20 in a twenty story multiple dwelling presently under construction.

PREMISES AFFECTED—201 East 70th Street, and 1213-1229 Third Avenue, northeast corner and 200 East 71st Street, Block 1425, Lots 1, 2, 3, 4, Borough of Manhattan.

## 43-34-BZ

APPLICANT—Hurley, Kearney and Lane for Francesca Frasca, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired December 1, 1958—decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

## 924-17-BZ—Vol. II

APPLICANT—Herman Kron for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7h of the Zoning Resolution, permitting in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubricatorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

## 898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to extension of term of variance, expires July 14, 1974—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks, and customers parking on the unbuilt upon portion of the plot for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

## 583-56-BZ

APPLICANT—Lama, Proskauer and Prober for Theodore Tannor, owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to amendment of resolution, extension of term of variance, expires February 13, 1972 and extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), minor motor vehicle repairs, hand tools only.

PREMISES AFFECTED—3106-3116 Voorhies Avenue and 2702-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 692-59-BZ

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under section 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria and toilets, auxiliary restaurant and toilet building, parking areas, screen tower building with less than the required set backs, and signs.

PREMISES AFFECTED—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433 Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36 and 38, Borough of Brooklyn.

Hearing closed.—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 693-59-A

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—Filed pursuant to section 35 of the General City Law—re construction in the beds of mapped streets.

PREMISES AFFECTED—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433, Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36, and 38, Borough of Brooklyn.

## 881-59-BZ

APPLICANT—H. M. Cole for Dominick Realty Corporation, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building from card to light manufacturing—grinding of optical lenses.

PREMISES AFFECTED—15 Van Dam Street, north side, 129 feet, 6¼ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

Hearing closed.—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 536-37-BZ—Vol. II

APPLICANT—Robert H. Fraser for Grace Gordon, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under section 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage and without the required rear yard and extend the present commercial use.

PREMISES AFFECTED—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

Hearing closed.—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 786-59-BZ

APPLICANT—Herman Horowitz for Jarcho-Landau Corporation, owner.

SUBJECT—Application November 30, 1959—decision of the Borough Superintendent, under section 19A(j) of the



# CALENDAR

Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

**PREMISES AFFECTED**—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 447-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion and two story and basement extension at the rear of an existing synagogue occupying more than the permitted area coverage.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 452-59-A

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 subdivision 2b, Minimum Dimensions of Yard or Courts.

**PREMISES AFFECTED**—92-15 69th Avenue southwest corner of Kessel Street, Block 3196, Lot 33 Forest Hills, Borough of Queens.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 771-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubritorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

**PREMISES AFFECTED**—5105-5107 Amboy Road and

1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960 for inspection and decision.

## 772-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959 filed pursuant to Section 35 Article 3, General City Law re—portion of premises in bed of mapped street—proposed widening of Amboy Road.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 808-59-BZ

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 396-58-BZ—Vol. II

**APPLICANT**—Gilbert Lazerus for Navarre Holding Company, Inc., owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e, 7f, 7i, 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles incidental sale of gasoline, oil, and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

**PREMISES AFFECTED**—1680-1688 Albany Avenue, westside, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 348-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

**SUBJECT**—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

**Hearing closed.**—Laid over from March 22, 1960, to April 5, 1960 for inspection and decision; then to May 3, 1960, at the request of the applicant; applicant to submit new objections and revised plans.

MAX H. FOLEY, *Chairman.*

MAY 3, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:



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## 262-36-A—Vol. IV

APPLICANT—Joseph A. Marck for Rosemarie Millford, owner.

SUBJECT—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

PREMISES AFFECTED—154-34 Riverside Drive, south-side, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beachhurst, Borough of Queens.

## 909-59-A

APPLICANT—Albert Meluker for United States Gypsum Company, owner.

SUBJECT—Application December 18, 1959—Appeal from a decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

PREMISES AFFECTED—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

## 782-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Rose Danella, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re request to review decision of the Borough Superintendent section 56 of The Multiple Dwelling Law.

PREMISES AFFECTED—1977 Birchall Avenue, west side, 50 feet south of Sagamore Street, Block 4253, Lot 75, Borough of the Bronx.

## 804-59-A

APPLICANT—Hadyn H. Craigwell for Max Pearlstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

PREMISES AFFECTED—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

## 76-60-A

APPLICANT—Benjamin W. Bernstein for Thomas Lainis, owner.

SUBJECT—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

PREMISES AFFECTED—23-46 126th Street, west side, 215.17 feet north of (existing), 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

MAX H. FOLEY, *Chairman.*

# MINUTES

## SPECIAL MEETING

FRIDAY MORNING, APRIL 1, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 217-21-SR

SUBJECT—Proposed Amendment to the Oil Burner Rules.

APPEARANCES—Edward T. Heeg, Jacob L. Salmirs, Jack Gurock, Francis V. Goggins, John Rossi, John V. Cleary, John J. Foley, John J. Saunders and Frank Hanasak.

ACTION OF BOARD—Rules 2.3, 2.35 and 14 adopted as amended.

(Note: Proposed amendment to rule 2.13.4 not considered)

## THE VOTE TO AMEND RULES—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—Effective May 4, 1960.

WHEREAS, a public hearing was held April 1, 1960, on the Proposed Amendments to Oil Burner Rules, after due notice by Publication in the Bulletin.

Resolved, The Board of Standards and Appeals does hereby adopt these amended rules.

MATTER TO BE DELETED IN BRACKETS, NEW MATTER IN ITALICS.

## Rule 2 Definitions

2.3 AUTOMATIC PUMP: [Shall mean an automatic transfer pump operating independent of the burner to provide a continuous supply of oil.] *Is a pump not an integral part of the burner, which automatically pumps oil from the supply tank and delivers the oil by gravity*

*under a constant head to an oil burning appliance. The pump is designed to stop pumping automatically in case of total breakage of the oil supply line between the pump and the appliance.*

2.35 TRANSFER PUMP: [An oil pump that is not an integral part of the burner and which is installed between storage tank and burner.] *Is an oil pump, automatically or manually operated, which transfers oil through continuous piping from a supply tank to an oil burning appliance or to an auxiliary tank and which is not designed to stop pumping automatically in case of total breakage of the oil supply or return lines.*

## Rule 14. Fire Protection

Note: In order that the intent of Local Law [No. 145 of 1940] No. 32 OF 1958 be carried out, Section C26-693.0 sub. d, par 1, 2, [3] 4 is superseded by the following:

## 168-60-SR

SUBJECT—Proposed Rules Governing Use of Portland Blast Furnace Slag Cements.

APPEARANCE—Clayton L. Davis.

ACTION OF BOARD—Rules adopted.

## THE VOTE TO ADOPT—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—Effective May 4, 1960.

WHEREAS, a public hearing was held April 1, 1960, on the Proposed Rules Governing Approval and Use of Portland Blast Furnace Slag Cements, after due notice by publication in the Bulletin.

Resolved, The Board of Standards and Appeals does hereby adopt these rules.



# MINUTES

## Authority

Pursuant to the powers vested in the Board by Section 666, Subdivision 2 of the New York City Charter, to adopt rules to carry into effect the provisions of Section C26-312.0(c)2 of the Administrative Building Code, which permits the use of cement of "other types" when approved by the Board and used in accordance with rules of the Board governing their use.

## Definitions

- 1.0 Portland blast-furnace slag cement, Type IS and air-entraining portland blast-furnace slag cement. Type IS-A, shall mean those cements meeting the requirements of ASTM Designation: C205 latest revision, for Type IS and Type IS-A cements.
- 1.1 "Approved" for the purposes of these rules shall mean approved by the Board of Standards and Appeals as "cements of other types" for use in New York City pursuant to Section C26-312.0(c)2 of the Administrative Building Code.

## Uses

- 2.0 Portland blast-furnace slag cement, Type IS, when approved may be used in New York City wherever the use of portland cement is permitted by the Administrative Code.
- 2.1 Air Entraining portland blast-furnace slag cement, Type IS-A, when approved may be used wherever the use of air entraining portland cement is permitted by the Administrative Code.
  - 2.1.1 Concrete containing air-entraining portland blast-furnace slag cement shall have a minimum air content of 3 percent and a maximum air content of 9 percent.
  - 2.1.2 When plain concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-311.0 of the Administrative Code, the maximum allowable water cement ratio shall be  $7\frac{1}{2}$  U. S. gallons per sack of cement.
  - 2.1.3 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-1 of the Administrative Code, the maximum allowable water cement ratio shall be  $6\frac{1}{2}$  U. S. gallons per sack of cement.
  - 2.1.4 When average concrete containing air-entraining portland blast-furnace slag cement is used pursuant to Section C26-365.0 b-2 of the Administrative Code, the maximum allowable water cement ratio shall be 6 U. S. gallons per sack of cement.

Adjourned: 10:40 A.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## REGULAR MEETING

TUESDAY MORNING, APRIL 5, 1960, 10 A.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon March 22, 1960 were approved as printed in the Bulletin of March 31, 1960, Vol. 45 No. 13.

### 1067-27-BZ—Vol. II

APPLICANT—Morton S. Cahn for William Gramer, owner.  
SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service

building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

PREMISES AFFECTED—70-25 Cypress Hills Street and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, Lot 44, Glendale, Borough of Queens.

### APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 536-37-BZ—Vol. II

APPLICANT—Robert H. Fraser for Grace Gordon owner.  
SUBJECT—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage, without the required rear yard, and extend the present commercial use.

PREMISES AFFECTED—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert H. Fraser and S. H. Hartley.

For Opposition: None.

ACTION OF BOARD—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 75-39-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubrication.

PREMISES AFFECTED—38-02 Broadway and 32-01 to 32-09 38th Street, southeast corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: John F. Burke and Myron J. Glantz.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

### APPEARANCES—

For Applicant: Isaac Weinstein.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient parking lot, for the parking



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and storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

**PREMISES AFFECTED**—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 26, 1960, at 10 A.M. for decision; applicant to file revised plans; hearing previously closed.

## 396-58-BZ—Vol. II

**APPLICANT**—Gilbert Lazerus for Navarre Holding Company Inc., owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking for more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, with a business entrance located within 75 feet of a residence zone.

**PREMISES AFFECTED**—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Gilbert Lazerus and Melville A. Schroeter.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 88-59-BZ

**APPLICANT**—Burke, Green and Groh for Wall Realty Incorporated, owner.

**SUBJECT**—Application February 13, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

**PREMISES AFFECTED**—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256; Lot 2, Little Neck, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 26, 1960, at 10 A.M. for further consideration and decision; hearing previously closed.

## 348-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

**SUBJECT**—Application May 28, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required rear yard and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

## APPEARANCES—

For Applicant: George J. Meltzer.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. at the request of the applicant; applicant to submit

new objections and revised drawings; hearing previously closed.

## 447-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion and two story and basement extension at the rear of an existing synagogue occupying more than the permitted area coverage.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama and Rabbi Abraham Ginzberg.

For Opposition: Harold F. Cullen, Alexander Sonek, Bertha Maika, Nettie L. Herzog, Katherine Kernan, Mrs. Joseph Boyle, August Ehrle, A. S. Henry, Alexander List, John B. Sheeran and Mr. Discenza.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 452-59-A

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b, Minimum Dimensions of Yard or Courts.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama and Rabbi Abraham Ginzberg.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 447-59-BZ; hearing closed.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Louis D. Laurino.

For Opposition: Arthur J. Aronson, Mrs. Maxine Altman, Mrs. Evelyn M. Rogoff, Sarah Chumsky, Florence Rutcofsky, Sophie Masaniello, Ann Viscardi, Alex Feldman, Rafael Sevilla, Mrs. Miriam Roman and John Lasatowicz.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to Section 35, General City Law, re curb cuts in bed of mapped street, proposed widening of 76th Avenue.



# MINUTES

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: Louis D. Laurino.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 475-59-BZ; hearing closed.

**692-59-BZ**

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria and toilets, auxiliary restaurant and toilet building, parking areas, screen tower building with less than the required set backs, and signs.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of Lots 71, 65, 38, Block 4434, parts of Lots 39 and 42, Block 4433, parts of Lots 37, 38 and 42, Block 4432, parts of Lots 29, 33, 36, and 38, Block 4431, parts of Lots 33, 36 and 38, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: William J. Burke, Robert T. Groh and Joseph Appleman.

For Opposition: Samuel Bodian for Park Dept., Charles A. Riedel for office of B'klyn Borough President, S. Kleinman, Ben Schatz, Adolf Wasser, Percy Abrams, Harry Waxman and L. Lawton for Comm. T. T. Wiley Dept. of Traffic.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

**693-59-A**

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—filed pursuant to Section 35 of the General City Law—re construction in beds of mapped streets.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of Lots 71, 65, 38, Block 4434, parts of Lots 39 and 42, Block 4433, parts of Lots 37, 38 and 42, Block 4432, parts of Lots 29, 33, 36, and 38, Block 4431, parts of Lots 33, 36 and 38, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: William J. Burke, Robert T. Groh and Joseph Appleman.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 692-59-BZ; hearing closed.

**771-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station, motor vehicle repair shop and extend the uses to include lubricatorium, car washing, sales, utility rooms, parking and storage of motor vehicles and business sign.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

**772-59-A**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re mapped street.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 771-59-BZ; hearing closed.

**786-59-BZ**

**APPLICANT**—Herman Horowitz for Jarcho-Landau Corporation, owner.

**SUBJECT**—Application, November 30, 1959—decision of the Borough Superintendent, under Section 19A(j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

**PREMISES AFFECTED**—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Herman Horowitz.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

**788-59-BZ**

**APPLICANT**—Leonard F. Rothkrug for 275 Realty Corporation, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office, sales, signs, and parking of cars awaiting service.

**PREMISES AFFECTED**—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to April 26, 1960, at 10 A.M. for further inspection and decision; hearing closed.

**808-59-BZ**

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In, lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive in diner.

**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Robert J. Crinnion.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.



# MINUTES

## 881-59-BZ

APPLICANT—H. M. Cole for Dominick Realty Corporation, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building, from card room, to light manufacturing and grinding of optical lenses.

PREMISES AFFECTED—15 Van Dam Street, north side, 129 feet 6¾ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. M. Cole and Gilbert Siegal.  
For Opposition: Leo Calarco and Thomas Moran.

ACTION OF BOARD—Laid over to May 3, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 374-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Ethel Pokorny, owner.

SUBJECT—Application reopened December 22, 1959 as Volume III—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business use district, the reaffirmation of the resolution adopted November 16, 1937 to reconstruct the one story garage by removing part of the front, create an alcove and install and maintain a gasoline service station.

PREMISES AFFECTED—1664 to 1670 Fulton Street, southside, 363 feet east of Troy Avenue, Block 1700, Lot 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959 acting on Alt. Applic. No. 2424-59, reads:

"1. Proposed conversion of an existing public garage to a Public Garage and gasoline service station in a Business zone is contrary to Article II, PP. 4a, subsections 15 and 46 of the Zoning Resolution. Note: premises were subject of a Bd. of Standard and Appeals variance under Cal. #374-16-BZ which expired Nov. 16, 1947."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7f, to permit in a business use district, the reaffirmation of the Resolution adopted November 16, 1937, to reconstruct the one story garage by removing part of the front and create an alcove and install and maintain a gasoline service station for a term of 15 years, on condition that the work be done in accordance with drawings filed with this application dated December 4, 1959, 5 sheets, the entire premises shall be cleaned up and repainted where used for a gasoline station; that the east wall of the premises, where there are currently lubrication tanks and other apparatus for lubrication, same

shall be removed, along with an outside hydraulic lift; that the entire pavement shall be repaired, and curb cuts and curbs repaired to the satisfaction of the Borough President; that in all other respects the building and premises shall comply with all laws, rules and regulations applicable; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 37-59-BZ

APPLICANT—George Gomez, owner.

SUBJECT—Application January 20, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard.

PREMISES AFFECTED—164-07 Goethals Avenue, north side, 50.36 feet east of 164th Street, Block 7024, Lot 29, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Donald C. Rood.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; applicant to file revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 12, 1958 and re-dated February 17, 1959, acting on N.B. Applic. No. 3239-48, reads:

"1. The proposed construction of a roofed over terrace which encroaches into the req'd setback in a G-1 district is contrary to Art. 4, Sec. 16-C(b) of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a G-1 area district, a portion of a dwelling to encroach on the required front yard, to wit, the cover over the former open front porch, on condition that the work shall be done in accordance with drawings filed with this application dated, January 20, 1959, 3 sheets, February 11, 1960, 2 sheets and April 5, 1960, 1 sheet revised; that all other laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 265-59-BZ

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp, owner.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from 4 car garage and dwelling, to an 8 car garage.

PREMISES AFFECTED—11 College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.



# MINUTES

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and M. Landy.  
For Opposition: Harry Houtzman and Johnny Mohsen.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; applicant to submit additional drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1959 acting on Alt. Applic. No. 170-59, reads:

"1. Proposed change of occupancy, in a Residence Zone, to garage for more than 5 motor vehicles is contrary to Article II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommends that in view of the history of College Place, which has been a stable street and garage street for possibly one hundred years and in view of the situation of adjacent Love Lane, the application should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of 10 years, to permit in a residence use district, the change in occupancy from a four car garage and dwelling, to an eight car garage with no dwelling on the second and third floors, *on condition* that the front of the entire building shall be painted; that all trim, doors and windows shall be repaired and put in good condition; that there shall be curtains or blinds on the second and third floor windows to produce the appearance of living quarters; that the entire sidewalk shall be rebuilt and properly graded to the satisfaction of the Borough President; that 3 inch diameter plane trees or Sycamore trees shall be planted at the curb at each side lot line projected; that on the interior of the building, where the stairs to the upper floors are to be removed, the floor shall be sealed off, but have 2 foot by 3 foot trap doors with stationary iron ladders fastened to the walls, to permit access to the second and third floors and roof; that signs on the front of the building shall be limited to one square foot of area; that the occupancy shall be limited to eight cars of the pleasure car type, space to be rented on a monthly basis only and not to transients; that no repairs shall be permitted in the building; that there shall be no horizontal connection through the brick wall between this building and the adjacent garage building on the corner of Love Lane and College Place; that all work shall be done in accordance with drawings filed with this application dated, April 27, 1959, 6 sheets, February 4, 1960, 4 sheets and March 30, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 266-59-A

APPLICANT—Nathan Lubroth for Love Lane Automotive Corp., owner.

SUBJECT—Application April 27, 1959—appeal from a decision of the Borough Superintendent re: Class III Construction.

PREMISES AFFECTED—II College Place, west side, 89 feet 6 inches north of Love Lane, Block 236, Lot 70, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug and M. Landy.  
ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 6, 1959 on Alt. Applic. 170-59, reads:

"2. Proposed garage in a 3 story class 3 building violates section 4.2.1 of the Bldg. Code."

and

WHEREAS, the applicant states that the building is 19 feet 8 inches by 82 feet in area, 3 stories, 32 feet high, of class 3 construction, located in residence use, B area, class 2 height district, built prior to 1920, now used and occupied: cellar—meter room; 1st floor—4 car private garage; 2nd floor—1 family, in accordance with Certificate of Occupancy 1497-20; and

WHEREAS, the applicant states that it is proposed to use the 1st floor level only of this masonry building for a non-storage garage for more than five private passenger motor vehicles by completing the following alterations; that it is proposed to remove the existing stairway leading to the 2nd floor and providing a 2 feet by 3 feet scuttle only in lieu thereof, as access thereto, discontinuing any occupancy in the upper stories which are too remain unused; that it is further proposed to remove the boiler room and storage area from the 1st floor extension at the rear, as well as the wall separating this portion from the remainder of the 1st floor so that the 1st floor may be utilized as one continued space for car storage; that both the ceiling of the meter room and the 1st floor ceiling are to have a covering equivalent to an approved fire rating of one hour; that an overhead type door, equipped with a 3 feet by 7 feet wicket door, is to be installed at the front of the building, with a curb cut of 15 feet 8 inches to be maintained opposite same; that thereby providing proper egress and ingress for today's modern sized cars; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated April 6, 1959, acting on Alt. Applic. 170-59 Objection No. 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted* to permit the use of the building, which is of Class 3 construction, for garage use, *on condition* that the second and third floors shall remain vacant and sealed off except for the scuttles as required in Cal. No. 265-59-BZ granted this day; that the ceiling of the first floor shall be protected with fire retarded construction with one hour rating; that in all other respects the building shall comply with all other regulations except as otherwise provided for in the resolution granted this day under Cal. No. 265-59-BZ; and that the provisions granted herein shall be for a term of 10 years coterminous with that of Cal. No. 265-59-BZ.

## 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackerson, owner; Benjamin Haskell, lessee.

SUBJECT—Application June 26, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52 and part of Lots 35 and 50, Borough of The Bronx.

## APPEARANCES—

For Applicant Leonard Jackerson and Ira Wexner.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# MINUTES

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for inspection and decision; hearing closed; then laid over for further consideration after applicant has filed new drawings showing the grading and drainage proposed on the lot; date of hearing to be set; then set for April 5, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 26, 1959 acting on Alt. Applic. No. 440-59, reads:

"1. The proposed extension, to include lots 49, 51, 52 and the remaining portion of lot 35 which are in a residence use district, of an existing parking lot is contrary to Art. II Sec. 3 of the Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution for a term of five (5) years, to permit in a residence use district, the extension of an existing parking lot as shown on drawings filed with this application marked "Received January 7, 1960", 2 sheets, and "March 24, 1960", two amended sheets; *on condition* that the surface of the parking lot shall be leveled approximately to the level of Lot 50, except for the area shown as an existing outcropping of rock; that lot surface shall be treated with crushed stone or steam cinders and a binder; that there shall be a 5 foot 6 inch high woven wire fence of the chain link type erected along all interior lot lines; that a new five foot retaining wall with a six foot high chain link fence mounted thereon along the building line of Tiebout Avenue, with new concrete stairs not exceeding three feet in width, with a three foot gate in this fence shall be erected to permit pedestrian access and egress; that all vehicles shall enter and leave the lot through Valentine Avenue, where there shall be a 5 foot 6 inch high woven wire fence with gates at the location shown on the drawing, opposite the existing curb cut in front of Lot 35; that the only permitted signs shall be those required by the Department of Licenses; that the cars parked on the premises shall be limited to passenger type cars; that no commercial vehicles of any type shall be stored on the lot; that the plot shall be drained so as not to shed water on any of the surrounding properties, and to the satisfaction of the Borough Superintendent; that in all other respects the premises shall comply with all laws, rules and regulations applicable; that all permits shall be obtained, all work completed and a certificate of occupancy obtained with the provisions of Section 22A of the Zoning Resoution.

## 690-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer, for Vivian Regenstreif, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1-area district, the construction of a one story extension to the rear of the existing building, extending into the required rear yard.

PREMISES AFFECTED— 217-38 Stewart Road, south-side, 340.58 feet east of Kingsbury Avenue, Block 7774, Lot 61, Hollis Hills, Borough of Queens.

## APPEARANCES—

For Applicant: George J. Meltzer.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 23, 1959 acting on Alt. Applic. No. 1512-59, reads:

"1. The proposed extension construction within the required rear yard is contrary to Art. IV Sec. 16C(d) of the Zone Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 21, to permit in a G-1 area district, the construction of a one-story extension to the rear of the existing building extending into the required rear yard, *on condition* that all work shall be done as shown on drawings filed herewith dated October 28, 1959, 3 sheets, February 17, 1960, 1 sheet and February 19, 1960, 3 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 777-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 18, 1959—decision of the Borough Superintendent, under Sections 7a, 7c, 7i and 7f of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—113-28 to 113-48 (113-44 official), Farmers Boulevard, northwest corner, from 189-23 to 189-43 Murdock Avenue to 189-08 to 189-36 113th Road, Block 10431, Lots 1 and 19, St. Albans, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commisioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for hearing at the request of the objectors; then laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated October 23, 1959 acting on N.B. Applic. No. 3696-59, reads:

"1. The proposed demolition, reconstruction, extension of plot and use of an existing gas station to include a gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles on a lot in a retail district and the erection of a ground sign is contrary to Art. 2, Sec. 4-A of the Z.R.

These premises have been the subject of a variance by the Board under Cal. #261-29-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, c, f, and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a, c, f, and i, to permit in a retail use district, the reconstruction and extension of the area of an existing gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles, on condition that along the building line of 113th Road, from Farmers Boulevard to Murdock Avenue, there shall be erected a two foot brick wall with a 3 foot, 6 inch iron picket fence on top thereof, and return said wall to the east along Murdock Avenue for a distance of 25 feet; that inside of this wall for a depth of 10 feet there shall be planting, which planting shall spread out to the western end to note the terminating pier of the wall on Murdock Avenue; that the pumps shall be set back 15 feet from the building line; that the building shall have a type of architecture suitable to the other houses in the neighborhood with pitched roof; that all the uses herein shall be for a term of 15 years, except the gasoline station use, which, as a matter of right, can be permitted for a permanent period under Sections 7a and 7c; that all other work shall be done in accordance with drawings filed with this application dated, November 18, 1959, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 778-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under Sections 7a and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present use of lubritorium, office and minor auto repairs and extend such uses to include car washing, utility room, sales room and parking and storage of motor vehicles with ground signs in the retail portion and business entrance (curb cuts) within 75 feet of a resident use area.

PREMISES AFFECTED—164-12 to 164-20, (164-16 official), Sanford Avenue and 42-02 to 42-12 165th Street, southwest corner, Block 5395, Lot 22, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N. B. Applic. No. 3759-59, reads:

"1. The proposed demolition, reconstruction and extension of use of an existing gasoline station, motor vehicle repair shop, car washing, lubritory and office to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles on a lot located in a retail use district extending into a residence use district is contrary to Art. II Section 4-A and Section 3 of the Zoning Resolution.

2. Proposed ground signs in the retail portion of lot are contrary to Art. II Section 4C and Section 4(a) (49) of the Zoning Resolution.

3. Proposed business entrances (curb cuts) within 75'-0" of a Residence use district is contrary to Section 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and A, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station with the continuation of the present uses of lubritorium, office, minor auto repairs and extend such uses to include non-automatic car washing, utility room, sales room and parking and storage of motor vehicles of the passenger car type only, with ground signs in the retail portion, and business entrance—curb cuts—within 75 feet of a residence use district, on condition that there shall be along the southerly lot line and westerly lot line, except where the walls of the adjacent building occur, a 2 foot high brick fence wall surmounted by an iron picket fence 3 feet with a terminating post or pier; that the pumps shall be set back 15 feet from the building line; that the southerly curb cut on 165th Street shall be eliminated and the fence wall shall be continued along the building line of 165th Street from the southerly lot line, in a northerly direction, for 25 feet; that the work shall be done in accordance with drawings filed with this application dated, November 20, 1959, 5 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 824-59-BZ

APPLICANT—Lama, Proskauer and Prober for Nagev Realty Corporation, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, utility room, sales room and parking and storage of motor vehicles with ground signs, show windows and curb cuts within 75 feet of a residence use district, for a stated term of twenty (20) years.

PREMISES AFFECTED—271-277 5th Avenue and 319-327 1st Street, northeast corner, Block 965, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1959 acting on N.B. Applic. No. 3023-59, reads:

"1. Proposed building and premises, in a Business zone, to be used for gasoline service station, lubricatorium, car washing, minor auto repairs, utility, office and sales room, parking and storage of motor vehicles, is contrary to Article II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed ground signs in a Business zone is contrary to Art. II, PP. 4a, subsection 49 of the Zoning Resolution.

3. Proposed signs, show windows and curb cuts within 75' of a Residence zone is contrary to Article II, PP. 7A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i, e and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, 7i, 7e and 7A for a term of twenty years, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car washing, utility room, salesroom and parking and storage of motor vehicles, with ground signs, show windows and curb cuts within 75 feet of the residence use district, *on condition* that the curb cut with entrance to the east end of the First Street frontage shall be eliminated; that pumps shown within 15 feet of the First Street building line shall be eliminated; that there shall be a 5 foot high brick wall along the First Street building line from the easterly property line to a point 30 feet west of the easterly property line; that brand signs at building line of First Street at the easterly lot line, and at the building line of Fifth Avenue at the northerly lot line shall be eliminated, permitting one brand sign at the intersection of these two streets; that concrete bumpers shall be erected along the property lines where walls of adjacent buildings occur; that in all other respects the construction shall comply with drawings filed with this application dated December 8, 1959, 4 sheets; that all other laws, rules and regulations shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 883-59-BZ

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.  
SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building with less than the required setback and occupying more than the permitted area coverage.

PREMISES AFFECTED—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Charles I. Goldman.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1959 acting on Alt. Applic. No. 1599-59, reads:

"1. The proposed extension encroaches into the required setback and side yard in a G-1 district and is contrary to Art. 16-C Subsections b and c of the Z. R.

2. The proposed extension exceeds that permitted in Section 19(e) of the Z. R. as it applies to a G-1 district for non-residence use."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the erection of a one and two story extension to the front of the existing building, with less than the required setback and occupying more than the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 21, 1959, 8 sheets; that all laws, rules and regulations applicable shall be complied with; except as may be otherwise granted under Cal No. 884-59-A; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 884-59-A

APPLICANT—Sol Strassler for Cambria Heights Jewish Center, Beth Sholom Congregation Incorporated, owner.  
SUBJECT—Application December 21, 1959—appeal from a decision of the Borough Superintendent—re Class 3 construction, public use.

PREMISES AFFECTED—222-05 116th Avenue and 115-105 222nd Street, northeast corner, Block 11304, Lot 7, Cambria Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Charles I. Goldman.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1959 on Alt. Applic. 1599-59 reads:

"3—The proposed raising of the building another story makes this public bldg., which is of class 3 construction, more than two (2) stories high and is contrary to 4.2.1 of the B. C."

and

WHEREAS, the applicant states that the proposed building will be 65 feet by 96 feet in area, basement and 2 stories, 36 feet 2 inches high, of class 3 construction, located in



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residence use, G-1 area, class ½ height district, to be used and occupied: basement—social hall, boiler room and toilets, 274 persons; 1st floor—synagogue and office, 314 persons; 2nd floor—class rooms, 96 persons; and

WHEREAS, the applicant states that the present building, 40 feet by 78 feet in area, of class 3 construction, basement and 1 story (2 stories) 24 feet high, is occupied in accordance with Certificate of Occupancy Q79191-52 issued against N. B. Applic. 6743-48 as: basement—social hall, toilets, check room and boiler room, 300 persons; 1st floor—synagogue, 400 persons; mezzanine—choir, 12 persons; and

WHEREAS, the applicant states that the 2nd story of the new extension will be of class I, fireproof construction; that the 1st tier only will be of class 3 non fireproof construction to match the construction of the original building; that the new stairs will be of steel; that new windows will be of incombustible materials; that new doors on stairways will be of self-closing fireproof construction, 1 hour test type; that new doors not required to be rated will be of steel (hollow metal); that the new extension will be 2,148 square feet on the 1st story, which added to the existing building, 3,284 square feet, will create a building containing 5,432 square feet on the 1st floor and 2,697 square feet on the 2nd story level; that approximately half the building will be the original 1 story and basement (29 feet 8 inches) in height and one-half will be 2 story and basement (36 feet 2 inches); that all cellar, 1st floor and 2nd floor partitions are of masonry construction; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, relating to Class 3 construction for public use, dated December 7, 1959, acting on Alt. Applic. 1599-59, Objection No. 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the construction of this extension and addition shall be as shown on drawings filed with this appeal dated, December 21, 1959, 8 sheets; that the exits as shown, shall be maintained; that the mechanical ventilation shall be provided in the basement as per the Building Code; that the ceiling of the kitchen shall be provided with a sprinkler system connected to the domestic water supply; and that in all other respects the building shall comply with all laws, rules and regulations applicable, except as modified today under Cal. No. 883-59-BZ.

## 49-60-BZ

APPLICANT—Lama, Proskauer and Prober for 968 Ocean Parkway Realty Corporation and Harry and Florence Mackler, owners.

SUBJECT—Application January 18, 1960—decisions of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E area district and less than the required parking spaces.

PREMISES AFFECTED—964-996 Ocean Parkway and 507-525 Avenue J, northwest corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred M. Lama, John D. McGrath and R. S. Hardy.

For Opposition: Philip S. Garozzo.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 3  
Negative: Commissioner Sleeper ..... 1  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the

Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1960 acting on N. B. Applic. No. 3579-59, reads:

"1. The proposed building exceeds the ground coverage as permitted, under Art. IV Sec. 15(c) of the Zoning Resolution.

2. Building required to be set back 15'-0" from building line on Ave J—Art. IV Sec. 15(d) of the Zoning Resolution.

3. The building exceeds the floor area as permitted under Art. IV Sec. 15(e) of the Zoning Resolution.

4. That portion of lot in E-1 zone used as an accessory use for ingress and egress to garage of M.D. is contrary to Art. IV Sec. 15-A and Art. I Sec 1(p) of the Zoning Resolution.

5. Additional parking facilities are required as per Art. IV Sec. 19-B sub. a(4) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 21, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front, exceeding the permitted ground area coverage and total floor area, and with less than the required parking spaces, as shown on drawings filed herewith dated January 18, 1960, 2 sheets and April 1, 1960, 5 sheets revised, *on condition* that all work shall be done as shown on above cited drawings; that as to Objection 4, this objection shall be complied with by eliminating the entrance to the garage of the multiple dwelling across this part of the premises; that in all other respects the building shall comply with all laws, rules and regulations applicable; that all permits and a certificate of occupancy shall be obtained and all work completed in compliance with Section 22A of the Zoning Resolution.

Adjourned: 3:20 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## REGULAR MEETING

TUESDAY AFTERNOON, APRIL 5, 1960, 2 P.M.

Present: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 306-56-SA

APPLICANT—The American-Standard Air Conditioning Div., owner—additional models.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 306-56-SA—Amendment to resolution as to additional model



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American-Standard Winter Air Conditioner (basement types).

The American-Standard Air Conditioning Division requested by letter dated February 2, 1960 that the resolution adopted February 26, 1957 under Calendar Number 306-56-SA be amended so as to include new model designation.

DESCRIPTION: The new model designations denote a change in model number only and not in design or equipment. They correspond to the model GUA series, previously approved furnaces, as follows:

| Present Model Number | New Model Number |
|----------------------|------------------|
| GUA — 50             | GUB — 50         |
|                      | GUB — 50-D       |
| GUA — 75             | GUB — 75         |
|                      | GUB — 75-D       |
| GUA — 100            | GUB — 100        |
|                      | GUB — 100-D      |
| GUA — 125            | GUB — 125        |
| GUA — 150            | GUB — 75-AC      |
|                      | GUB — 100-AC     |
| GUA — 175            | GUB — 125-AC     |
|                      | GUB — 150-AC     |
| GUA — 200            |                  |

The GUB units are the same basic furnace as the GUA. The differences are in jacket design only. Method of construction and materials remain the same. All major components are the same. The GUB-AC and GUA-150-AC models are the same basic furnaces as GUB and GUA units with the addition of a larger blower motor.

The above models are approved with or without suffix "A". Above units with model number suffix "A" are approved also when the suffix "A" is replaced by the suffix group "AC". These models are also approved for reduced clearances as recommended by AGA as stated on the tags affixed to the units.

RECOMMENDATION: The Committee recommends that the resolution adopted February 26, 1957 under Calendar Number 306-56-SA be amended to include the models GUB-50, GUB-50-D, GUB-75, GUB-75-D, GUB-100, GUB-100-D, GUB-125, GUB-75-AC, GUB 100-AC, GUB-125-AC and GUB-150-AC, American-Standard Gas-fired Winter Air Conditioner (basement type), on condition that the requirements of the resolution adopted February 26, 1957 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 832-56-SA

APPLICANT—Pennsylvania-Bradford Appliance Corp., owner.

APPEARANCES—

For Applicant: Alexander Best.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 832-56-SA—Pennsylvania Bradford Appliance Corp., Phila., Pa., filed October 11, 1956 for approval of the Bradford, Hot-O-Mat, Pennsylvania & Pennway Automatic Gas Water

Heaters, Models A or B-6-20, A or B-5-030-TRK, A or B-5-30-TK, A or B-6-30S, A or B-6-30SR, A or B-6-40, A or B-6-40R and additional Bradford Models AT-305, AT-3015, AT-3021, AT-3024, A5-50-50, A5-50-50G, B5-50-50, A-5-75, and B-5-75 for use in New York City under the provisions of Article 12, Chapter 26, Administrative Building Code.

USE: An automatic gas-fired water heater for domestic and commercial use designed for flue connection.

DESCRIPTION: The Bradford, Hot-O-Mat, Pennsylvania and Pennway gas water heaters are identical in construction and operation, the only difference being in trade name.

The units are equipped with either a galvanized steel tank or a glass-lined tank. A magnesium rod is installed inside all glass-lined models for corrosion protection. The tanks are encased in Fiberglas insulation and encased in a sheet metal jacket in baked enamel.

The gas burner is cast iron and designed to burn upward through an internal flue. An approved thermostat and 100% safety pilot are used on each unit. A draft diverter is supplied with each unit.

Prefix "A" or "B"—indicates control changes.

Suffix "M" indicates magnesium rod.

Suffix "G" indicates glass-lined storage vessel on Models A or B-6-20.

Suffix "G" indicates vitreous enameled tank on Model AT-Series.

INSPECTION AND TEST: Inspection and test were conducted at the residence of Louis Ruocco, 348 Penn Avenue, Staten Island, N. Y. Present at the test were Ass't. Architect T. W. Farricker, Committee on Test and Al Beck, representing the applicant. The appliances were tested and approved by the American Gas Association. The report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Bradford, Hot-O-Mat, Pennsylvania and Pennway Automatic Gas Water Heaters, Models A or B-6-20, A or B-5-030-TRK, A or B-5-30-TK, A or B-6-30S, A or B-6-30SR, A or B-6-40, A or B-6-40R and additional Bradford Models, AT-305, AT-3015, AT-3021, AT-3024, A5-50-50, A5-50-50-G, B5-50-50, A-5-75 and B5-75 for use in New York City when installed in accordance with this report and Article 12 of the Administrative Building Code and provided that each heater shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 832-56-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Eng.,

GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 607-58-SA

APPLICANT—Burnham Corporation, Berger Furnace Division, owner.

APPEARANCES—

For Applicant: A. A. Marks.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:



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607-58-SA—Burnham Corporation, Belle Vernon, Pa., filed October 22, 1958 for approval of the Burnham Lo-Hiboy Models BGH-75D, BGH-75, BGH-100D, BGH-100, BGH-125, BGH-150, BGH-175 and BGH-200. Counterflow Models BGK-75 RD, BGK-75R, BGK-100 RD, BGK-100R, BGK-125R, BGK-150R, LGK-75V, LGK-75R, LGK-100V, LGK-100R and LGK-125V, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Gas-fired Warm Air Furnaces for Residential Control Heating.

DESCRIPTION: The construction of the Lo-Hiboy, BGH Series, has a casing of 22 gauge steel, finished in a smooth baked-on enamel. The casing interior is lined with aluminum faced fiberglas insulation. The heat exchangers are of 16 gauge steel and is of individual sectional design. Each exchanger is hermetically welded to insure a complete seal. Number of sections and burners are based on size of furnace. The ribbon burners have corrugated stainless steel strips; there is a burner for each heat exchanger. At bottom of the furnace casing is a heavy gauge steel pan. The draft hood is an integral part of each furnace. Above the bottom pan and suspended below the heat exchanger is a blower fan and motor. The blower, flue outlet, controls, motor and blower are accessible from the front of furnace. A replaceable air filter is located on the side of the furnace casing near the bottom. Controls are completely automatic and of the approved Minneapolis-Honeywell Co., or General Controls Co. type.

Optional equipment: A filter rack with filter may be installed on either side or bottom of unit. Burnham Return Air Cabinet with filter may be installed on either side, or near where a Lo-Hiboy unit is normally installed.

The furnace is designed for basement, playroom or utility room. The discharge of conditional air is from the top of the unit.

Suffix "D" approved when equipped with direct drive blower. Approved without Suffix V. No change in construction authorized.

The above furnaces are similar to the BGK-R Series with the exception of detail changes in burner and casing.

The Counterflo, BGK Series and LGK Series, are of the same construction. The only difference between these two models consists in the motor and blower which are above the heat exchanger. The Counterflo Model is primarily designed for use with the basementless home. The conditioned air is discharged at the bottom of the unit for distribution in the slab or in the crawl space below the floor.

As optional equipment a base may be provided for use on combustible floors.

The above furnaces are similar to the BGK-R Series with the exception of changes in detail of burner design.

Suffix "D" approved when equipped with direct drive blower.

Approved for reduced clearances by AGA as stated on the tags affixed to the units.

Approved for installation on combustible flooring when equipped with a special base.

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect T. W. Farricker. These furnaces have been tested and approved by the American Gas Association. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Burnham Lo-Hiboy, Models BGH-75D, BGH-75, BGH-100D, BGH-100, BGH-125, BGH-150, BGH-175 and BGH-200. Counterflo Models BGK-75RD, BGK-75R, BGK-100RD, BGK-100R, BGK-125R, BGK-150R, LGK-75V, LGK-75R, LGK-100V, LGK-100R and LGK-125V, for use in New York City when installed in accordance with the requirements of Article 12, Administrative Building Code and provided that each heater shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 607-58-SA."

The Committee further recommends these furnaces are not to be used in garages or places of explosive atmosphere.

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.

GEORGE F. SKLENARIK,  
Asst. Engr.  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 255-59-SM

APPLICANT—Rohm and Haas Co., owner; Harold Perrine, agent.

### APPEARANCES—

For Applicant: Harold Perrine and F. J. Rarig.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 255-59-SM—Rohm & Haas Co., Philadelphia, Pa., filed an application for approval of their Plexiglas 5009 as a light diffuser under the provisions of C26-461.1 Administrative Building Code.

USE: A plastic light diffuser.

DESCRIPTION: The Plexiglas 5009 light diffuser is an acrylic plastic specially compounded to make it self extinguishing. It is made in thicknesses of .08 of an inch or greater.

The Plexiglas 5009 is made in the form of corrugated sheets, formed panels or flat sheets.

This light diffuser is not to be installed below sprinkler heads.

INSPECTION AND TEST: Plexiglas 5009 was tested by Underwriters' Laboratories and is classed as self-extinguishing. File MH 4833.

RECOMMENDATION: The Committee recommends the approval of Rohm & Haas Plexiglas 5009 in thicknesses of .08 of an inch or greater and in the form of corrugated sheets formed panels or flat sheets, in accordance with this report and also C26-461.1 Administrative Code, as to the size of individual sheets and approved method of support, and provided that each package or carton in which the Plexiglas 5009 will be marketed shall bear a stamp or label reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 255-59-SM."

The Committee further recommends that this light diffuser be not used in any required stair enclosure, in public hallways, required exit corridors or exit passageways as per section C26-461.1.c Administrative Code and that its use in Class I and II construction be limited to an area not exceeding 10,000 sq. ft. and only when such space is separated from the remainder of the floor area by an approved fire wall, fire partitions or fireproof partitions.

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.



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## 606-59-SA

APPLICANT—Layne and Bowler Pump Company, owner.  
APPEARANCES—

For Applicant: James F. Rolfe.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 606-59-SA—Layne & Bowler Pump Co., New York, N. Y., filed an application for approval of Verti-Line Vertical Transfer Pumps under the provisions of the Oil Burner Rules of the Board and Article 8, Chapter 19, Administrative Code.

USE: "Deepwell" for handling liquid petroleum products.

DESCRIPTION: The Layne & Bowler Verti-Line fuel pumps are used at refueling stations, air fields and petroleum bulk storage terminals. The capacities range from 15 GPM to 1500 GPM at heads from 15 feet to 500 feet. The Verti-Line pumps consist of three elements, the pump head, column assembly and pump bowl assembly.

The pump head consists of a driver which may be a vertical explosion proof motor or horizontal electric motor or steam turbine.

One type of head is either of cast iron or fabricated steel of extra heavy construction. It is designed so that the complete pump bowl assembly may be withdrawn from the tank or sump without disturbing the discharge piping or discharge head connection to the tank. This is accomplished by removing the cap screws under the motor supporting bracket and lifting the pump unit through the discharge head.

The second type head is the conventional cast iron or fabricated steel discharged head both extra heavy. It may be designed with separate base flange with the base flange integrally with the head. With fabricated steel construction the base flange is welded to the discharge head. Neoprene gaskets are used between discharge head and discharge flange and between pump base and tank flange.

A drain port is provided in the packing box opposite the lantern ring for relieving pressure and draining fluid back into the tank. The packing used is specially selected for the liquid to be pumped and is replaceable without removing the packing container or the motor.

The pump column is standard weight steel pipe machined for alignment of column flange or coupling. Shaft enclosing tube is extra heavy with internal threading. Sections are connected by externally threaded lineshaft bearings. The lineshaft is SAE 1018 steel or type 416 stainless. Lineshaft couplings are bored from solid steel.

Pump bowls are of class 30 cast iron machined for centering, registering and alignment of pump bowl bearings and impeller shaft. Pump bowl bearings may be of high leaded bronze or non-metallic material. Impellers are enclosed type SAE 40 or SAE 63 bronze and are statically balanced. The impellers are secured to the shaft by means of tapered stainless steel split sleeve bushings. The impeller shaft is of type 303 or 416 stainless steel.

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the Verti-Line Vertical Transfer Pumps for use in New York City at refueling stations, airports and petroleum bulk storage terminals, in accordance with this report, The Oil Burner Rules of the Board and Article 8, Chapter 19, Administrative Code, provided that each pump shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New

York City under Calendar Number 606-59-SA."

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,

Assistant Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 897-59-SA

APPLICANT—Despatch Oven Company, owner; Gerald B. Duff and Company, agent.

### APPEARANCES—

For Applicant: William H. Eckhard and Joseph R. Foppiani.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 897-59-SA—Despatch Oven Company, Minneapolis, Minn., filed an application for approval of the Despatch Electrically Heated Ovens under the provisions of the Spray and Dip Rules of the Board.

USE: For drying flammable or combustible coatings.

DESCRIPTION: These ovens are batch type ovens made of sheet metal panels to form a double walled enclosure insulated with at least 4 inches of rockwool, depending on size and operating temperature. It is designed for installation on a concrete base.

The ovens are equipped with swing doors constructed in a manner similar to the oven walls and which have explosive latches.

The heating equipment consists of low gradient elements of Nichrome wire set in high temperature porcelain insulators. These elements are set on a steel framework and located in an insulated enclosure on top of the oven or behind it.

An American Blower Sirocco fan is used to recirculate air through the oven chamber. A Despatch fan is used to exhaust the oven atmosphere to outdoors.

Controls are Minneapolis-Honeywell and consist of a temperature controller, a limit switch, air flow switches, signal light, fuse blocks and control panel. Interlocks are provided so that the heating elements cannot be energized unless the fans are in operation.

INSPECTION AND TEST: A typical oven of this type was inspected at the Phelps Dodge Company, Yonkers, N. Y., by Ass't Engr. G. F. Sklenarik. This oven is used to cure material impregnated with silicone rubber. It has been successfully used for that purpose for approximately 2 years.

In a typical installation contemplated in New York City, the oven would be sized to take a 20,000 lb. load consisting of armatures, stators or coils impregnated with about 4 gallons of silicone insulating varnish containing 50% naphtha. This would be dried and cured over a period of time but the solvent would be released in the first hours. Exhaust ventilation would be 1960 cubic feet per minute.

The amount of heated air just at the low explosive limit for 2 gallons of naphtha in vapor form would be 6740 cubic feet. For a factor of four it would require an additional 20,220 cubic feet of air. The fan capacity is sufficient to supply more than 26,960 cubic feet of exhaust in 15 minutes.

RECOMMENDATION: The Committee recommends the approval of the Despatch Electrically Heated Ovens for use in New York City when installed in accordance with this report and the Spray and Dipping Rules of the Board,



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provided that each oven shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 897-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 905-59-SA

APPLICANT—National Cylinder Gas, Division of Chemetron Corporation, owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 905-59-SA—National Cylinder Gas Division of Chemetron Corporation, North Bergen, New Jersey, filed an application for approval of the NCG Liquid Nitrogen Converter, Model 500, under the provisions of Article 17, Chapter 19, Administrative Code.

USE: To store liquefied nitrogen and to supply the gas under pressure to distribution systems.

DESCRIPTION: The NCG Liquid Nitrogen Converter consists of an insulated storage vessel and a vaporizer.

The storage vessel has a capacity of 4800 gallons and is made of stainless steel in accordance with the ASME code for unfired pressure vessels. It is designed for an operating pressure of 245 psi and is tested to 390 psi. The stainless steel container is within an outer steel shell with the space between shell and storage vessel filled with powdered insulation and kept under vacuum. This outer shell is constructed to comply with the ASME Code for a 15 psi external pressure and is pneumatically tested to 30 psi.

The inner vessel is protected by a primary safety, a 1" x 1" Swendeman Type X50 safety valve set at 240 psi. A secondary safety, a Black, Sivalls & Bryson protected bursting head with a metal foil bursting disc set to rupture at 330 psi is provided. Both safety devices are installed in the control piping cabinet. The outer steel shell is equipped with a safety device built to relieve pressure above atmospheric. The control piping is protected with Bastian-Blessing safety valves set at 350 psi.

The vaporizer is a steel tank which contains copper coils immersed in water which is heated by steam. The flow of steam is automatically controlled to maintain a steady temperature. The vaporized nitrogen is then piped to the point to use.

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee recommends the approval of the NCG Liquid Nitrogen Converter, Model 500, for the storage of liquid nitrogen in New York City under the provisions of Article 17, Chapter 19, Administrative Code, on condition that the storage vessel will be installed outdoors where permitted by law and not nearer than 5 feet from adjacent structures if the walls are fire resistive in construction with no openings in the walls within 25 feet of the storage vessel unless such openings lead to rooms used for the storage of nitrogen and/or the charging of cylinders or other suitable containers with nitrogen in which case the distance from storage vessel to wall opening

may be 10 feet; that there will be no storage of combustible material in the immediate vicinity of the storage vessel; that all piping from the storage vessel and within the building be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be in accordance with the Electrical Code of the City of New York; and further that each storage installation will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 905-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 107-60-SM

APPLICANT—The Marblette Corporation, owner.

APPEARANCES—

For Applicant: Alvin Stein and Philip L. MacKinson, Jr.

For Opposition: Charles Taylor.

ACTION OF BOARD—Laid over to April 26, 1960, at 2 P.M. for full vote of the Board.

THE VOTE TO APPROVE—

Affirmative: Commissioner Sleeper and Commissioner Becker ..... 2  
Negative: Vice Chairman Kleinert and Commissioner Fox ..... 2  
Absent: Chairman Foley ..... 1

## 567-59-SM

APPLICANT—Indussa Corp. for Cimenteries and Briquetteries Reunies, owner, Indussa Corp., Agent.

SUBJECT—Application for consideration—restoration to docket—re CBR Belgian, Cement Portland Grey Cement, Type I and III; previously withdrawn.

APPEARANCES—

For Applicant: L. P. D. Sandon.

ACTION OF BOARD—Application reopened and restored to docket, for inspection by a committee of the Board and for test and report.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 772-55-SM

APPLICANT—Sydam Div., Pittsburgh Plate Glass Company, owner—prime coat for structural steel.

APPEARANCES—

For Applicant: Dayton Ogden.

ACTION OF BOARD—Laid over to April 26, 1960, at 2 P. M. applicant to consult with engineer as to test.

## 662-57-SM

APPLICANT—Corning Glass Works, owner—new glass-piping and new type of coupling for acid waste service.

APPEARANCES—

For Applicant: Edward K. Lofberg.

ACTION OF BOARD—Laid over to April 26, 1960, at 2 P. M. for vote of the entire Board.

## 792-59-A

APPLICANT—Philip P. Agusta, for Charles Adragna, owner.

SUBJECT—Application December 1, 1959—Appeal from a decision of the Borough Superintendent—re frame build-



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ing, stairs, and live load.

PREMISES AFFECTED—317 Manhattan Avenue, west side, 71 feet north of Metropolitan Avenue, Block 2758, Lot 26, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip P. Agusta.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959 on Alt. Applic. 1508-58 reads:

"1. Proposed change in occupancy in a frame building from residence to business use is contrary to 4.2.1 of Adm. Code.

2. Provide a 3'-0" wide stair (6.4.1.2b) enclosed in 1 hour partitions (6.4.1.8.1) and leading in continuous enclosure to both roof and street (6.4.1.11).

3. Floors to be used for offices to be good for a live load of 50 p.s.f. (7.3.2.2.2)."

and

WHEREAS, the applicant states that the building is 20 feet by 50 feet in area, 3 stories, 36 feet high, of class 4 construction, located in business use, B area, class 1½ height district, built in 1887, used and occupied since 1935: cellar—household storage; 1st floor—doctor's office, 5 persons; 2nd floor—dentist and lawyer's offices, 8 persons; 3rd floor—1 family; that there is no proposed change in the present use; and

WHEREAS, the applicant states that all outside walls are of wood frame construction, brick filled, plastered on the inside over wood lath, covered on the outside with rubberoid shingles; that all ceilings have wood lath and plaster; that there is also stamped metal covering over 2nd and 3rd floor ceiling; that the doors to stair enclosure are wood; that the stair is wood, 30 inches wide; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated November 23, 1959, acting on Alt. App. 1508-58 Objections No. 1, 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fire escape at the rear end of the south wall be maintained in good condition; that the cellar ceiling be covered with 26 gauge metal and the entire stairhall be of one-hour fire retarded construction or be sprinklered with a converted multiple dwelling type sprinkler as specified in Section 187 of the Multiple Dwelling Law; and that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

## 86-60-A

APPLICANT—Shreve, Lamb and Harmon Associates for Western Electric Company, Incorporated, owner.

SUBJECT—Application February 11, 1960—Appeal from a decision of the Borough Superintendent, re-Marquee.

PREMISES AFFECTED—212-222 Broadway, east side, from Fulton Street to Ann Street, 2-22 Ann Street and 147-165 Fulton Street, Block 89, Lots 5, 12, 13 and 14, Borough of Manhattan.

APPEARANCES—

For Applicant: J. W. Ruth and Gerald De Pace.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,

dated January 25, 1960 on N. B. Applic. 10-58 reads:

"8—The proposed marquee portion extending over the sidewalk in connection with the main entrance to the proposed office building at the corner of Broadway and Ann Street is not permitted by Sect. C26-219.0 (g) of the Administrative Code."

and

WHEREAS, the applicant states that the building is under construction, 140 feet by 237 feet 1 inch in area, 31 stories, 386 feet 1 inch high, of class 1 construction, located in retail use, B area, class 2½ height district; that the proposed use and occupancy will be a 31 story office building; and

WHEREAS, the marquee as planned is distant from any other building so that no obstruction or interference with another building is involved; that the marquee is extended to form a right angle at the corner of Broadway and Ann Street, parallel with the faces of the building; that the small portion of the marquee under appeal extends beyond the building line only at the southeast corner of Ann and Broadway, due to the irregularity of the property building line at that point; that all projections of the marquee are within the requirements of the Administrative Code, except a triangular area 23 feet 2⅞ inches on Broadway and 18 feet 3⅞ inches on Ann Street; that the maximum projection beyond the lot line is 13 feet 8 inches; that the marquee as planned would serve as a covered extension of the Arcade along the Broadway front; that the inclusion of the Arcade in the building design was suggested by the Borough President's office because of the contemplated widening of the Broadway street pavement north of Fulton Street; that the Western Electric Company agreed to construct the Arcade for public pedestrian use at no cost to the City.

Resolved, that the decision of the Borough Superintendent, dated January 25, 1960, acting on N. B. Applic. 10-58 Objection No. 8 be and it hereby is *modified* and that the appeal be and it hereby is *granted*, on condition that the erection of a marquee at the corner of Ann Street and Broadway shall extend 13 feet 10 inches to the point of the triangle beyond the building line as shown on drawings filed with this appeal dated, February 11, 1960, 5 sheets; and that all laws, rules and regulations applicable shall be complied with.

## 262-36-A—Vol. IV

APPLICANT—Joseph A. Marck for, Rosemarie Millford, owner.

SUBJECT—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re—increase in the number of beds.

PREMISES AFFECTED—154-34 Riverside Drive, south side, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 3, 1960, at 2 P. M. at the request of the applicant.

## 796-45-A—Vol. II

APPLICANT—Arnold W. Lederer, for Bruger Realty Corp., Rita Saunders, Pres., Herbert Schacht, Vice-Pres., owners; Henry Sharpe, Lessee.

SUBJECT—Application reopened March 17, 1959, as Volume II—appeal from a decision of the Borough Superintendent re: changes in occupancy throughout buildings.

PREMISES AFFECTED—22 East 16th Street, (Buckingham Road), west side, 172 feet, 7 inches south of Caton Avenue, and 28 East 16th Street, (Buckingham Road), west side, 229 feet 7 inches south of Caton Avenue, Block 5076, Lot 14, Borough of Brooklyn.

APPEARANCES—

For Applicant: Arnold W. Lederer.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P. M. for inspection and decision; hearing closed.



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## 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Samuel L. Malkind.

ACTION OF BOARD—Laid over to April 26, 1960, at 2 P. M. for applicant to consult with the Department of Buildings as to securing their approval of a method for reinforcing the floors to meet with the required unit floor loadings.

## 820-59-A

APPLICANT—Carl H. Salminen and J. D. Graves, for Wertsville Industries, Inc.; 601 West 26th Street Corp., owner; Bove Finishing Co., Inc., Lessee.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent—re installation of Gula Infra-rapid German Machine, not approved.

PREMISES AFFECTED—601 West 26th Street, north side, from 11th to 12th Avenues and from West 26th Street to West 27th Street, (12th floor), Block 672, Lot 1, Borough of Manhattan.

### APPEARANCES—

For Applicant: Carl H. Salminen and J. D. Graves.

ACTION OF BOARD—Laid over to April 26, 1960, at 2 P. M. for applicant to apply to the Department of Buildings for approval, due to general approval by the Board on March 29, 1960, under Cal. No. 489-56-SA.

## 909-59-A

APPLICANT—Albert Melniker, for United States Gypsum Company, owner.

SUBJECT—Application December 18, 1959—Appeal from a decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

PREMISES AFFECTED—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker, Bruce M. Hostrup, Richard E. Hanson and John M. Murphy.

ACTION OF BOARD—Laid over to May 3, 1960, at 2 P. M. for applicant to obtain decision from the Borough Superintendent.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 3, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 1181-24-BZ

APPLICANT—Robert Gottlieb for D. G. R. Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on con-

dition, permitting in a business district, the erection and maintenance of a garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—1813-1815 Jerome Avenue, west side, 475 feet north of West 176th Street, Block 2861, Lot 145, Borough of The Bronx.

### APPEARANCES—

For Applicant: Gerald Levy.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 27, 1925 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 27, 1925 by adding thereto:

"that the sale and display of used motor vehicles may be permitted on the first and second floors of the garage, within the areas designated as shown on revised drawing marked 'Received March 22, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. Applic. 122/60)

## 63-55-BZ

APPLICANT—Francis M. McKeogh for Joseph J. Silletti, owner.

SUBJECT—Application for consideration—reopening for extension of time to obtain new Certificate of Occupancy which has expired January 23, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from battery and ignition service and upholstery repairs by permitting the existing retail sales, storage of lumber, trim and building materials in building and yard, and permitting the use of one 8 in. table saw and one 24 in. band saw in the building, all for a period of 15 years.

PREMISES AFFECTED—45-08 161st Street and 161-02 to 161-10 45th Avenue, southeast corner, Block 5440, Lot 36, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Francis M. McKeogh and Joseph J. Silletti.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 12, 1955 on certain conditions; and

WHEREAS, the term of variance was extended on July 23, 1957; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 12, 1955, as *amended* on July 23, 1957 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that, in view of the statement by the applicant that no work is required, but additional time is required to obtain a certificate of occupancy, the provisions of Section 22A of the Zoning Resolution shall apply from the date of this amended resolution; and that a certificate of occupancy shall be obtained." (Alt. 2931/54)



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## 764-58-BZ

APPLICANT—Lama, Proskauer & Prober for Ann Turso, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story retail store for the sales, storage, loading and unloading of fruits and vegetables, the proposed building to cover the entire lot, exceeds the permitted area coverage.

PREMISES AFFECTED—1889-1893 Fulton Street, north side, 103 feet 2¼ inches east of McDougal Street and 14-18 McDougal Street, Block 1530, Lot 19, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App 1347/58)

## 115-59-BZ

APPLICANT—Robert J. Crinnion for Gerald Corporation, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7h of the Zoning Resolution, permitting the parking and storage of more than five motor vehicles in a residence use district.

PREMISES AFFECTED—1776-1784 Longfellow Avenue, east side, 80 feet north of East 174th Street, Block 3011, Lots 5 and 9, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Request to reopen and amend resolution denied.

### THE VOTE TO REOPEN AND AMEND RESOLUTION:

Affirmative ..... 0  
Negative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Absent: Chairman Foley..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on October 20, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that this application for reopening and amendment of the resolution dated October 20, 1959, to eliminate the requirement for draining the premises to a storm sewer, be and it hereby is *denied*.

## 924-17-BZ—Vol. II

APPLICANT—Herman Kron for L. B. Auto Sales, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7h of the Zoning Resolution, permitting in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop, gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than 5 motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and set for hearing on May 3, 1960, at 10 A. M., for consideration as to amendment of resolution requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley..... 1

## 212-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher for Maria De Palma, owner; Rayco Auto Seat Covers, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7b, 7c, and 7A of the Zoning Resolution, to permit on a plot partly in a business use and partly in a residence use district, the extension of the use of display, sales, storage and installation of auto seat covers to include minor motor vehicle repairs with hand tools limited to the installation and service of mufflers and tailpipes, and the extension of the parking of more than five (5) motor vehicles for patrons only from the business portion into the residence portion with a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley..... 1

## 229-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg, owner; J. & R. Stutz, Inc., lessee.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously withdrawn, under section 7h of the Zoning Resolution, to permit in a residence use portion of a lot the change of occupancy from parking of motor vehicles to used car lot.

PREMISES AFFECTED—1677 Bruckner Boulevard, northwest corner of Fetley Avenue, Block 3721, Lots 1 and 8, Borough of The Bronx.

### APPEARANCES—

For Applicant: Joseph B. Klein.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox ..... 3  
Negative ..... 0  
Absent: Chairman Foley and Commissioner Becker.... 2



# MINUTES

183-55-BZ

APPLICANT—Ingram S. Carner for Louis Mintz, owner.  
SUBJECT—Application for consideration—reopening for extension of time to complete which expired October 15, 1957—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7f, 7e, 7h, 7i and 7A of the Zoning Resolution, permitting in a residence and retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing (automatic), motor vehicle repairs, storage and sale of accessories, and permitting the parking of cars waiting to be serviced, with curb cuts and show window nearer the residence use district than is required.  
PREMISES AFFECTED—8002-8016 Flatlands Avenue and 901-911 East 80th Street, southeast corner, Block 8017, Lots 36 and 41, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

583-56-BZ

APPLICANT—Lama, Proskauer and Prober for Sam Rose Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution, extension of term of variance and extension of time to complete which expired March 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor motor vehicle repairs, hand tools only.

PREMISES AFFECTED—3106-3116 Voorhies Avenue and 2702-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on May 3, 1960, at 10 A.M., to consider extension of time to obtain permits, extension of the term of variance and amendment of the resolution, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Bruckner Funland, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks, and customers parking on the unbuilt upon portion of the plot for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Application reopened and set for hearing on May 3, 1960, at 10 A.M., to consider extension of the term of variance, requiring two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

Adjourned: 5:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# CORRECTION

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on March 22, 1960 as they appeared in Bulletin No. 13, Vol. 45, hereby corrected to read as follows:

392-55-SM

APPLICANT—Weatherguard Products Corp., owner—Fabroid, Model Regular and H.D.

APPEARANCES—

For Applicant: B. F. White.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Not Voting: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 392-55-SM—Weatherguard Products Corp., filed May 9, 1955 for approval of Fabroid, Model Regular and H.D., (flashing material) under the provisions of C26-178.0.b and C26-191.0 Administrative Building Code.

USE: Waterproof membrane material for built-in flashing,

spandrel beam waterproofing and vapor barrier.

DESCRIPTION: The Fabroid, Model Regulator and H.D. is a non-reinforced, homogeneous, waterproof and impermeable product, composed of elastomeric materials, which have been reduced to a thermoplastic state, extruded under heavy pressure to provide a continuous homogeneous solid sheeting weighing 11 ozs. per sq. yd., 22 ozs. per sq. yd.

Waterproof in itself, Fabroid is extruded under heavy pressure with a grain-like effect to assure a perfect bond between the surface and the bonding material, formulated to be resistant to mildew, saltwater, concentrated solution of sulphuric, hydrochloric, nitric and many other types of acids. Where a bonding agent is specified as asphalt—asphalt asbestos mastic is recommended.

Fabroid is also resistant to attack by the laitance found in Portland cements. Flexible at temperature extremes, Fabroid is resistant to water penetration as tested for one full hour under 40 psi hydrostatic pressure which is equivalent to a 92 ft. hydrostatic head.

INSPECTION AND TEST: Tests were made at the City Testing & Research Laboratories, Inc., 250 West 54th Street, New York, N. Y., with the following results:

April 20, 1954—Reference Number S-24689A, material—Black Fabroid Specimen Number .020", Marked H.D.



# CORRECTION

*Tensile Strength, psi average* —Tested per ASTM Standards A794-49 & D882-49T.

Before Ageing —2700  
After Ageing 120 hrs. @ 212°F—2610  
After Ageing 240 hrs. @ 212°F—2585

*Elongation, % average*

Before Ageing —220  
After Ageing 120 hrs. @ 212°F—215  
After Ageing 240 hrs. @ 212°F—225

*Bursting Strength on*

*Mullens Tester* —58

*Pliability @ 32° F*

Tested per ASTM Standard —Did not crack when bent over 1/16" mandrel.

*Water Penetration Test*

—40 psi hydrostatic pressure applied to backed up material for one hour. No evidence of water penetration. This is equivalent to a 92 foot hydrostatic head.

December 13, 1954—Reference Number S-25881, Material, Black Fabroid, Marker 0.010"

*As Received*

*Results*

Thickness

0.009"

Weight, lbs./sq. yd.

.063

Tensile Strength

2280 lbs./sq. in.

Water Permeability

No leakage

Flexibility

Less than 1 oz./in.

*Accelerated Ageing Tests*

Air pressure ageing for 40 hrs. at 80 psi and 70°C

Tensile Strength

2200 lbs./sq. in.

Water

No leakage

Flexibility

Less than 1 oz./in.

Appearance

No apparent change.

Tests were made at A. W. Dow Inc., 801 Second Avenue, New York, N. Y., May 28, 1959 under Lab. No. 547427. "Fabroid" Thermoplastic, 10 mils thick.

Flexibility test after 400 hours. Accelerated weathering test, consisting of 20 cycles of 20 hours each exposure to light equivalent to the sun at noon in June.

At regular intervals the sample received a water spray to wet it and subject it to thermal shock. Constants during the test were as follows:

Testing Machine

Atlas Single Arc DC Weatherometer, which complies with ASTM D-822-46T

Carbon

#7 Solid

Voltage

120-140 volts

Current

11-12 amperes

Water Pressure

25 psi

Water temperatures

55°F

Water pH valve

7.0

Air temperature

140°F

Appearance after exposure

very slight dulling

Loss after exposure

1.9%

Change in dimension during test

none

Remarks:

At the end of the 400 hour test, the sample showed no crazing, cracking, or chalking and remained flexible at —20°F.

*Flexibility at —20° F.*—Does not crack or break when bent flat through 180°, followed by three subsequent bends of 360° in alternate directions.

*Puncture Test ASTM D-781-44T*—682.5 puncture units.

This test is performed on a General Electric Puncture Tester and is a measure of the energy required to force a

puncture head of designed size and shape completely through a sample. The specimen to be tested is held between two clamping plates, and a pendulum incorporating an arm in the form of an arc of 90 degrees is released by a trigger action from a horizontal position. A puncture point affixed to the end of the rod and having a shape of a right angle triangular pyramid 1 inch in height punctures the specimen. A reading, in inch-ounces per inch of tear, is made on a scale after the pendulum has completed its swing.

The test measures the stiffness and tearing resistance of the specimen.

May 28, 1959 under Lab. No. 54727.

*Mullen Bursting Strength*—175 lbs.

The sample was tested with a Model "A" 1000 lbs. capacity Mullen Burst tester. In the Mullen Test a sample of the sheeting is clamped between two concentric annular discs and in contact at the lower surface, with a rubber membrane. In the operation of the test, hydraulic pressure on the rubber membrane expands it like a ball into the opening of the upper annular disc and it exerts pressure on the test specimen until it bursts or stretches to the maximum displacement of the instrument without breaking. The area subject to the bursting test is 1.3 sq. inch.

This sample stretched to the limit of the instrument without bursting.

Additional tests were made at A. W. Dow, Inc., on November 10, 1959 under Lab. No. 5502 Thermoplastic material embossed "Fabroid".

*Dimensional Stability Test:*

A sheet of "Fabroid" was placed between two steel plates and a load of 125 lbs. per sq. inch was applied and maintained continuously throughout the period of the test except for a brief time needed to examine the sheet at the end of the time period noted below:

The thickness at the start of the test was 0.022 inches: the sheet was 4 inches square.

After 7 days—125 psi—no change in length, width, or thickness

After 14 days—125 psi—no change in length, width, or thickness

After 21 days—125 psi—no change in length, width, or thickness

After 30 days—125 psi—no change in length, width, or thickness

At the end of the 30 day test there was no change in the crinkle finish of the sheet of "Fabroid".

Samples of the material were examined at the Board by Asst. Architect T. W. Farricker.

RECOMMENDATION: The Committee on Test recommends the approval of Fabroid, Model Regular and H.D. (flashing material) for voluntary use in New York City, when manufactured and installed in accordance with this report, provided each bundle or roll be labeled or tagged "approved by the Board of Standards and Appeals for use in New York City under Calendar Number 392-55-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

\*Correction—In the APPLICANT and Recommendation portions the word "and" is added after the word "Regular". In Description portion last line of first paragraph, the words "and 44 ozs. per sq. yds." has been deleted. Under Puncture Test the word "pyramic" now reads "pyramid".



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## RULES

### RULES RELATING TO SMOKING IN PROTECTED PORTIONS OF FACTORIES, AND IN SPECIAL CLASSES OF OCCUPANCIES.

Adopted by the Board of Standards and Appeals August 13, 1918, effective September 9, 1918, under the powers conferred upon the Board by Section 718-a, Subsections 2 and 3 (Old Charter) to supplement Section 283 of the Labor Law (Old Section 83c).

[Cal. 1262-18-SR]

#### Labor Law

##### Section 283. Smoking.

1. No person shall smoke in a factory. A notice of such prohibition stating the penalty for violation thereof shall be kept posted in every entrance hall, elevator, stair hall and room of a factory in English, and in such other languages as the fire commissioner of the city of New York in such city and elsewhere the commissioner shall direct.

2. The board in its rules may permit smoking in protected portions of a factory, or in such classes of occupancies where in its opinion the safety of the employees will not be endangered thereby. The fire commissioner of the city of New York in such city and elsewhere the commissioner may issue such permits in accordance with rules adopted by the board.

3. The fire commissioner of the city of New York in such city and elsewhere the commissioner shall enforce this section.

#### RULE 1. Permit.

(a) **Prohibition.** No person shall smoke, or carry a lighted cigar or cigarette in any factory as defined in Article 1, Section 2, of the State Labor Law, nor in any portion of a factory, within the City of New York, except in such protected portions or special classes of occupancies as are specified in Rule 2 of these rules, and then only after the issuance of a permit by the administrative official.

It shall be the joint and several duty of the owner and of the lessee or lessees of the building containing such factory or factories to cause to be posted in each and every entrance hall, stair hall or room throughout the building, as well as in every elevator car, in English, and also in such other language or languages—as the administrative official shall direct, a notice of such prohibition, and the penalty for its violation.

(b) **Application.** Application for such permit shall be made only by the owner of the building on suitable blank forms to be furnished by the administrative official.

(c) **Time Limit.** Such permit shall be for a definite period, not exceeding one year, and shall not be renewed upon the expiration until a reinspection of the premises for which it is issued has been made for the purpose of determining whether existing conditions warrant a renewal.

(d) **Conditions.** The permit shall state the conditions under which the hours between which, and the place or places in such factory where smoking may be permitted, and this

permit shall be framed and kept posted in a conspicuous place in the factory.

(e) **Revocation.** Violation of any of the conditions specified in the permit in addition to incurring such penalties as are prescribed by law, shall be full and sufficient cause for the revocation of such permit by the administrative official, and shall not again issue a permit for the same premises until at least one year has elapsed.

#### Rule 2. Permissible Cases.

Smoking may be permitted in:

(a) Factories engaged in the manufacture of cigars, cigarettes, or smoking tobacco, when necessary for the efficient conduct of the business, provided that:

(1) No smoking other than that for sampling, testing and experimental purposes is carried on.

(2) Such smoking is conducted in a room provided especially for that purpose, separated from the rest of the building by fireproof or fireresisting partitions, with all openings therein protected by selfclosing fire doors, and further, unless the building is of fireproof construction or provided with an approved automatic sprinkler system, the floor and ceiling of such room shall be covered with fire retarding material.

(3) Such chemical fire extinguishers as the administrative official may direct are installed.

(4) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.

(b) Factories devoted entirely to one of the following occupancies:

Blacksmithing or horseshoeing;  
Boiler making;  
Brick, terra cotta or artificial stone works;  
Forge shops;  
Foundries;  
Iron, steel, brass or copper works;  
Machine shops;  
Smelting;  
Stone or monumental works;

provided that in any case:

(1) The building is not of wooden construction;  
(2) Such chemical fire extinguishers as the administrative official may direct are installed;

(3) All waste paper and other inflammable waste materials are deposited in fireproof receptacles.



52.05  
EW

287

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
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|          |                                |                |                                                          |        |
|----------|--------------------------------|----------------|----------------------------------------------------------|--------|
| Vol. XLV | Subscription<br>\$15.00 a year | April 21, 1960 | Single Copies, 25 cents<br>By Mail, 35 cents (Cash only) | No. 16 |
|----------|--------------------------------|----------------|----------------------------------------------------------|--------|

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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2770 and 3020-3024.

### CONTENTS

- Docket.
- Notice of Hearing Calendar.
- Corrections Affecting Calendar Number 331-59-A.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

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missioners, Director or the Engineers, pertaining to the  
work of the board, will be seen only between the hours of  
ten in the morning and one in the afternoon—Saturdays ex-  
cepted.

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### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor,  
Borough of Manhattan.

### NOTICE

1—CALENDAR: Notices of public hearing on applica-  
tions for zoning variances will be published twice: first  
publication, listing new cases set for hearing, in the Bulletin  
available to the public at least 14 days before the date of  
hearing; second publication, in the last Bulletin available  
to the public immediately prior to the hearing date. The  
second publication will be augmented with a listing of cases  
laid over from previous hearings. Attention is directed to  
the MINUTES of such previous hearings, where the rea-  
sons for laid over cases will have been published. Notices  
of public hearing on applications for approval of materials  
and appliances will be published once, at least 10 days prior  
to the hearing date.

2—MINUTES: The publication of the "digest" of the  
applicant's statement has been discontinued, except that the  
administrative orders, decisions, etc., which are the subject of  
each application or appeal will be published. The summary  
of information given in the Appeal Form (Form A) shall  
be published for Administrative Appeals. The Board will  
continue to publish such other matters as it may deem ad-  
visable.



# CALENDAR

## DOCKET

*New Cases Filed up to April 12, 1960.*

*Cal. No. Dept. Premises Affected*

**248-60-A-F.D.**—455-461 Central Park West, west side, from West 106th Street to West 105th Street, 2-28 West 106th Street and 1-31 West 105th Street, Block 1841, part of Lot 23, Borough of Manhattan, F.D. Order No. 4846-9, re—wet automatic sprinkler system.

**249-60-BZ**—B.Bx.—3316 and 3318 Decatur Avenue, east side, 195 feet and 225 feet north of East 209th Street, and 3319 Parkside Place, west side, 195 feet north of East 209th Street, Block 3355, Lots 88, 89 and 148, Borough of the Bronx, Alt. 1142-59, 1143-59, 1144-59, re—parking and storage of more than 5 motor vehicles and use of existing party driveway between multiple dwelling, residence use district.

**250-60-BZ**—B.Q.—137-19 242nd Street, east side, 180 feet south of 137th Avenue, Block 13239, Lot 19, Rosedale, Borough of Queens, Alt. 2479-59, re—conversion of one family dwelling to a two family dwelling, G-1 area, residence use district.

**251-60-A**—F.D.—Blocks bounded by New York Avenue, Winthrop Street, Albany Avenue, and Clarkson Avenue, Block 4829, Lot 1, Borough of Brooklyn, (Kings County Hospital Grounds), F.D. Decision 3-7-60, re—interior fire alarm systems.

**252-60-SA**—S. S. White Dental Units, Model Nos. Selectron I, II, III, IV, X, XV, XVI, XVII, manufactured by S.S. White Dental Mfg. Co., Appliance.

**253-60-A**—B.M.—223 West 15th Street, north side, 267 feet west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan, Alt. 1977-59, re—Class II construction, commercial building, tabular height, stairways and live load.

**254-60-A**—F.D.—Fire Department Decision 3-23-60, re—packaging storage, transportation of inflammable mixture known as HB Watch Cleaning Solution in one gallon glass containers.

**255-60-A**—B.M.—146 West 94th Street, south side, 342.2 feet east of Amsterdam Avenue, Block 1224, Lot 150, Borough of Manhattan, F. D. Order No. 5650-9, re—automatic sprinkler system.

**256-60-A**—B.M.—148-150 West 94th Street, south side, 307 feet east of Amsterdam Avenue, Block 1224, Lots 51 and 52, Borough of Manhattan, F. D. Order No. 5650-9, re—automatic sprinkler system.

**257-60-A**—B.M.—152 West 94th Street, south side, 289 feet east of Amsterdam Avenue, Block 1224, Lot 152, Borough of Manhattan, F. D. Order No. 5650-9, re—automatic sprinkler system.

**258-60-BZ**—B.Q.—164-30 to 164-40 (160-32 official) South Road, and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens, Alt. 1221-59, re—proposed extension of use of parking lot,

partly business and partly residence use district.

**259-60-SM**—Karpen Hollow Metal Door, manufactured by Karpen Steel Products, Inc., Materials.

**260-60-A**—B.Q.—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens, Revocation of Certificate of Occupancy Q116528, re—conversion of one family dwelling to two family dwelling, G-1 area district.

**261-60-SM**—Marine Works, Inc., Grease Filter, manufactured by the Marine Works, Inc., Material.

**262-60-BZ**—B.B.—7708-7712 4th Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn, Alt. 2539-59, re—change of use of building, residence use district; area excessive, C-area district; rear yard.

**263-60-SM**—Secoton Elastic Vinyl Membrane Coatings, No. 2810 Series—No. 2850 Series, manufactured by Surface Engineering Co. Inc., Material.

**264-60-A**—F.D.—219-221 Sullivan Street, east side, 191 feet south of West 3rd Street, Block 539, Lot 6, Borough of Manhattan, F.D. Order No. 752-0, re—automatic wet sprinkler.

**265-60-BZ**—B.Bx.—1806-1808 Palisade Place, east side, 162-26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of The Bronx, Alt. 202-60, re—parking for more than 5 motor vehicles, residence use district.

**266-60-BZ**—B.B.—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn, N.B. 58-60, re—motor vehicle repair shop and office, business use district; building exceeds the maximum permitted area coverage, C-area district.

**267-60-A**—B.M.—141 East 40th Street, north side, 170 feet east of Lexington Avenue, Block 1295, Lot 27, Borough of Manhattan, Alt. 381-60, re—change of occupancy on 5th floor from apartment to office; and stair enclosure.

**268-60-SA**—The Continental "Capri" Fresh Brew Coffee Machine, manufactured by Continental Industries, Inc., Continental Vending Machine Co., Division, Appliance.

**269-60-BZ**—B.Q.—108-39 46th Avenue, north side, 350 feet east of 108th Street, Block 2001, Lot 66, Corona, Borough of Queens, Alt. 1977-59, re—factory, loading space and dwelling, residence use district.

**270-60-BZ**—B.Bx.—3242 Ampere Avenue, northeast corner of Research Avenue, Block 5416, Lot 111, Borough of The Bronx, Alt. 122-58, re—extension of non-conforming use of existing printing plant, local retail use district; area of extension excessive, D-area district.

**271-60-BZ**—B.Bx.—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of The Bronx, Alt. 862-59, re—change of use and extension to a one story building, restricted retail use district.



# CALENDAR

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

### Last Publication

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|------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                              | Sept. 15, 1955.                |
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| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1958—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

APRIL 26, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning April 26, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 889-59-BZ

APPLICANT—John J. Tricarico for Peter Sorrentino, owner.

SUBJECT—Application December 28, 1959—decision of

the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling class A, 3 families to a converted dwelling class A, 3 families and store for retail use.

PREMISES AFFECTED—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

### 769-59-BZ

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building by converting the first floor from office and fitting room to store and the third floor from residence to manufacturing and storage.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

### 770-59-A

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

### 736-59-BZ

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

### 825-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Steinfank Realty Corporation, owner: Plywood and Door Northern Corporation, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products (previously granted by the Board) to storage of lumber and wood products.

PREMISES AFFECTED—2856 Webster Avenue, east side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of The Bronx.

### 809-59-BZ

APPLICANT—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gamble and D'Agostino, lesse.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.

PREMISES AFFECTED—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

### 181-59-BZ

APPLICANT—Samuel J. Buchbinder, owner.

SUBJECT—Application March 19, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a wholesale wet wash laundry.

PREMISES AFFECTED—388-392 East 198th Street, south



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side, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

## 853-59-BZ

APPLICANT—Robert Gottlieb for Max Weiss, owner.  
SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

PREMISES AFFECTED—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

## 913-59-BZ

APPLICANT—Harry Soled for Louis and Mildred Robins, owners.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a class B multiple dwelling to medical offices, medical laboratories and two dwellings.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 914-59-A

APPLICANT—Harry Soled for Louis and Mildred Robins, owners.

SUBJECT—Application December 24, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction business use, elevator, etc.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 756-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr. for Samuel Edelman, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story building, consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

PREMISES AFFECTED—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

## 796-59-BZ

APPLICANT—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under section 7a, 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubricatorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—119 Bruckner Boulevard and 111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

## 816-59-BZ

APPLICANT—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Com-

pany on the adjacent plot, and nearby plot, no fees to be charged.

PREMISES AFFECTED—2346-2350 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

## 1-58-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Isadore A. and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyne Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

## 13-60-BZ

APPLICANT—H. M. Cole for William B. and Cora Baird, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

PREMISES AFFECTED—59-61 Barrow Street, south side, 58 feet, 1¾ inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

## 672-54-BZ

APPLICANT—Michael A. Cardo for Estate of John Cepollaro—Rose Cepollaro, Executrix, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under section 7h of the Zoning Resolution, permitting the extension of existing legal parking and storage of motor vehicles in restricted retail use district, to extend into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island Avenue, northeast corner of Belden Street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

## 346-49-BZ

APPLICANT—Murry Kalik for Jessie Ridley, owner; Van Eyck Studios, lessee.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 21 and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stockroom on second floor to a carpentry shop with a power saw and paint shop.

PREMISES AFFECTED—179 East 119th Street, north side, 100 feet west of 3rd Avenue, and 2190 3rd Avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan.

## 91-43-BZ

APPLICANT—Vincent J. Bensi for Cono Innamorato, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7e of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of an existing building to a junk shop, for a term of years.

PREMISES AFFECTED—279 Frost Street, north side,



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190 feet west of Debevoise Avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn.

## 1220-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Roosevelt Savings Bank of the City of New York, owner, Elwood Cross, lessee.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired March 1, 1960—decision of the Borough Superintendent, previously granted on condition, under section 7c of the Zoning Resolution, permitting in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1090-1094 Gates Avenue, east side, 85 feet north of Broadway, Block 3339, part of Lot 52, Borough of Brooklyn.

## 100-50-BZ

APPLICANT—Lama, Proskauer and Prober for Alfonso L. Algozer and Estate of Frank LaMar, owners.

SUBJECT—Application reopened March 30, 1960 for consideration as to extension of term of variance, expires April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under sections 7i and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from auto painting on first floor and light manufacturing on the second floor to motor vehicle repair shop, lubritorium and wheel alignment on first floor and light manufacturing on the second floor.

PREMISES AFFECTED—1241 DeKalb Avenue, west side, 70 feet 7 inches north of Evergreen Avenue, Block 3232, Lot 77, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient storage lot, for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; then to April 26, 1960, for decision; applicant to file revised plans.

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service.

PREMISES AFFECTED—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; then to April 26, 1960, for further inspection and decision.

## 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256 Lot 2, Little Neck, Borough of Queens.

Hearing closed—Laid over from July 21, 1959, to September 22, 1959, for inspection and decision; then laid over, date to be set; applicant to file revised plans and new decision of the Borough Superintendent, and for two publications in the Bulletin as notice, then set for March 8, 1960; then to March 22, 1960, for continued hearing; then to April 5, 1960, for inspection and decision; then to April 26, 1960, for further consideration and decision.

MAX H. FOLEY, *Chairman.*

## APRIL 26, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, April 26, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

### 820-59-A

APPLICANT—Carl H. Salminen and J. D. Graves for Wertsville Industries, Inc.; 601 West 26th Street Corp., owner; Bove Finishing Co., Inc., lessee.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent—re installation of Gula Infra-rapid German Machine, not approved.

PREMISES AFFECTED—601 West 26th Street, north side, from 11th to 12th Avenues and from West 26th Street to West 27th Street, (12th floor), Block 672, Lot 1, Borough of Manhattan.

### 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

### 4-54-A—Vol. III

APPLICANT—M. Martin Elkind for Dehlia P. O'Dowd, owner.

SUBJECT—Application reopened January 5, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re-class 3 construction—increase in number of patients—Nursing Home.

PREMISES AFFECTED—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

### 757-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

SUBJECT—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

PREMISES AFFECTED—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of the Bronx.

### 781-59-A

APPLICANT—Bernhard Henry Schneider, doing business



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as Fly Haven Tackle Company, lessee, for Jacob P. Galanter, owner.  
**SUBJECT**—Application November 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re storage and use of gun powder.  
**PREMISES AFFECTED**—124-06 Liberty Avenue, south side, 54.26 feet east of 124th Street, Block 9578, Lot 3, Richmond Hill, Borough of Queens.

## 801-59-A

**APPLICANT**—Dominick Salvati and Son for Carl E. Tavolacci, owner.  
**SUBJECT**—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.  
**PREMISES AFFECTED**—8500 18th Avenue, south corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

## 869-59-A

**APPLICANT**—Norman C. Ryp for East 25th Street Realty Corporation, owner.  
**SUBJECT**—Application December 11, 1959—Appeal from a decision of the Borough Superintendent—re egress.  
**PREMISES AFFECTED**—122-124 East 25th Street, south side, 100 feet west of Lexington Avenue, Block 880, Lot 78, Borough of Manhattan.

## 203-60-A

**APPLICANT**—Lama, Proskauer and Prober for Nicholas Scandore, owner.  
**SUBJECT**—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.  
**PREMISES AFFECTED**—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

MAY 10, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning* May 10, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y. on the following matters:

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.  
**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.  
**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

## 107-58-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for Rayco Corporation, owner; Rayco Auto Seat Covers Incorporated, lessee.  
**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, erection of an extension to the existing legal building and continue the present uses, with the additional uses of display, sale, storage and installation of tires, shock absorbers and batteries.  
**PREMISES AFFECTED**—2383 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

## 813-59-BZ

**APPLICANT**—James E. Vassalotti for Klondike Associates Incorporated, and Bernard Seltzer, owners.  
**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.  
**PREMISES AFFECTED**—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue, and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

## 907-59-BZ

**APPLICANT**—New York Telephone Company, owner; Harold V. Dixon, general solicitor.  
**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.  
**PREMISES AFFECTED**—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

## 633-59-BZ

**APPLICANT**—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.  
**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.  
**PREMISES AFFECTED**—212-01 Hillside Avenue, and 87-11 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

## 327-23-BZ—Vol. III

**APPLICANT**—Leonard F. Rothkrug for K and G Export Parking, Inc., owner; Ten Pin Realty Inc., lessee.  
**SUBJECT**—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from a garage and new car agency previously granted by the Board, to bowling alleys.  
**PREMISES AFFECTED**—77-20 Northern Boulevard, southwest corner of 78th Street, Block 1250, Lot 6, Jackson Heights, Borough of Queens.

## 464-59-BZ

**APPLICANT**—A. H. Salkowitz for Jack Badash, owner.  
**SUBJECT**—Application July 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.  
**PREMISES AFFECTED**—65-24 174th Street, westside, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

## 841-59-BZ

**APPLICANT**—Lama Proskauer and Prober for Socony Mobil Oil Company, owner.  
**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office, and extend the use to include gasoline service station lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.



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**PREMISES AFFECTED**—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

## 839-59-BZ

**APPLICANT**—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

**PREMISES AFFECTED**—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

## 851-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 14, 1959—decision of the Borough Superintendent, under sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room and sales room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1, and 64, Borough of Manhattan.

## 172-60-BZ

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 173-60-A

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—Appeal from a decision of the Borough Superintendent re—stairs, stairways, enclosures of stairways.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 710-58-BZ—Vol. II

**APPLICANT**—Zeigler, Gill and Clabby for F. X. R. Incorporated, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

**PREMISES AFFECTED**—25-70 Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

## 903-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

## 842-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign, parking and storage of motor vehicles.

**PREMISES AFFECTED**—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner, 399 West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan and Estate of Harry Klein (Phoebe C. Klein, Executrix), owners.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing six story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

## 58-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 7A of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station in conjunction with the proposed alteration, the installation of two (2) 30 foot curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—2122-2128 (2128 official) Richmond Terrace and 2-12 Maple Avenue, southwest corner, Block 1074, Lot 55, Port Richmond, Borough of Richmond.

## 66-60-BZ

**APPLICANT**—Victor E. Block for Bennett Ave. Parking Corporation, owner.

**SUBJECT**—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision.

## 1067-27-BZ—Vol. II

**APPLICANT**—Morton S. Cahn for William Gramer, owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under sec-



BOARD OF STANDARDS AND APPEALS  
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NEW YORK 13, N. Y.

Bulk Rate  
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## CALENDAR

tions 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

PREMISES AFFECTED—70-25 Cypress Hills Street, and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, lot 44, Glendale, Borough of Queens.

Hearing closed—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

### MAY 10, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 10, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

#### 640-59-A

APPLICANT—Samuel Garnett for 306 East 61st Street Corporation, owner.

SUBJECT—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—306-316 East 61st Street, south-side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

#### 875-59-A

APPLICANT—A. Huntley Smith for The Shetland Company, Incorporated, owner.

SUBJECT—Application December 22, 1959—Appeal from a decision of the Fire Commissioner—re Packaging, transportation, storage and sale of combustible mixture known as Shetland Rug Shampoo in 1 quart glass containers, containers not in conformity with Administrative Code requirements.

#### 899-59-A

APPLICANT—Joseph A. Marck for Michael J. Costa and Carmine Vitale, owners.

SUBJECT—Application December 30, 1959—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 56, sub-division 5 and Section 171, sub-division 2b and Section 173 sub-division 2 of the Multiple Dwelling—re egress, 3rd floor living quarters.

PREMISES AFFECTED—23-57 122nd Street, northeast corner of 25th Avenue, Block 4226, Lot 1, College Point, Borough of Queens.

#### 920-59-A

APPLICANT—Samuel Rosenblum for 247 W. 38th Street, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Fire Commissioner re—elevator kept in readiness etc.

PREMISES AFFECTED—247-55 West 38th Street, north side, 457 feet 2 $\frac{3}{4}$  inches west of Seventh Avenue, Block 788, Lot 19, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

### \*CORRECTION

That portion of the minutes of the Board of Standards and Appeals held February 2, 1960 as they appeared in Bulletin No. 6, Vol. 45, hereby corrected to read as follows:

#### 331-59-A

APPLICANT—Dominick Salvati and Son for Cotillion Terrace Incorporated, owner.

SUBJECT—Application May 15, 1959—Appeal from a decision of the Borough Superintendent re—Marquee.

PREMISES AFFECTED—7307 to 7321 18th Avenue, northeast corner of 74th Street, Block 6205, Lot 1, Borough of Brooklyn.

WHEREAS, the applicant states that the building is 137 feet 6 inches by 88 feet in area, 2 stories, of class 1 construction, located in business use, C area, class 1 height district, built in 1925—now used and occupied; cellar—boiler room; 1st floor—catering establishment, dance hall and stores, 1,200 persons; 2nd floor—bridal & coat check and tuxedo rental store, 8 persons; that the marquee is 23 feet 6 inches by 13 feet 8 inches in area, 11 feet 10 inches above the sidewalk, 4 feet deep (or high) and projects to within 4 feet 4 inches from the curb; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated May 14, 1959, acting on BN App. 472-59, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated May 15, 1959, four sheets; that all other laws, rules and regulations applicable shall be complied with.

\* Correction—In the Whereas portion the words 4 inches deep, etc., changed to read 4 feet deep, etc., and in the Resolved portion the following has been deleted: *and that a certificate of occupancy be obtained.*



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

|          |                                |                |                                                          |        |
|----------|--------------------------------|----------------|----------------------------------------------------------|--------|
| Vol. XLV | Subscription<br>\$15.00 a year | April 28, 1960 | Single Copies, 25 cents<br>By Mail, 35 cents (Cash only) | No. 17 |
|----------|--------------------------------|----------------|----------------------------------------------------------|--------|

### DIRECTORY

#### BOARD OF STANDARDS AND APPEALS

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On April 11, 1960, Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, Leading Estates, Inc., owner, seeking a review of the Board's denial on February 24, 1960 of the application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, office, accessory sales, minor repairs with hand tools only, lubrication, inspection station and parking and storage of motor vehicles for a stated term of fifteen (15) years; Calendar Number 758-30-BZ—Vol. III; Premises 1507 to 1515 Myrtle Avenue and 278 to 290 Irving Avenue, northwest corner, Block 3318, Lot 1, Borough of Brooklyn.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to April 19, 1960*

*Cal. No. Dept. Premises Affected*

**272-60-A**—B.M.—204-210 East 53rd Street, south side, 80 feet east of 3rd Avenue, Block 1326, Lots 44 and 145, Borough of Manhattan, Alt. 193-59, re—multiple dwelling, increase in height of building and egress.

**273-60-A**—B.R.—1358-1360 Clove Road, west side, and 9 Cayuga Avenue, east side, 84.10 feet south of Schoharie Street, Block 655, Lot 9, West Brighton, Borough of Richmond, Alt. 152-57, re—multiple dwelling, rear yard.

**274-60-SA**—Republic Water Heater, gas fired, manufactured by Republic Appliance Corp., Appliance.

**275-60-SA**—Rheemaire, unitary air conditioning equipment, various models, manufactured by Rheem Mfg. Co., Appliance.

**276-60-SA**—Rheem Gas Furnaces, various models, manufactured by Rheem Manufacturing Co., Appliance.

**277-60-BZ**—B.B.—2527 Cropsey Avenue, northeast corner Bay 40th Street, Block 6908, Lot 9, Borough of Brooklyn, N.B. 559-60, re—outboard boats, sales and service and storage; also proposed accessory sign on building, residence use district.

**278-60-BZ**—B.Q.—146-01 17th Avenue, northeast corner 146th Place, Block 4626, Lot 35, Whitestone, Borough of Queens, N.B. 65-60, re—setback for dwelling and parking area, residence use district.

**279-60-BZ**—B.Q.—84-35 152nd Street and 152-01 84th Drive, northeast corner and 152-02 84th Road, Block 9749, Lot 36, Jamaica, Borough of Queens, N.B. 866-60, re—setbacks, also area occupies excessive area, E-1 area, residence use district.

**280-60-SA**—Bethlehem Bench Burner, a surface-mix gas oxy burner, manufactured by Bethlehem Apparatus Company, Inc., Appliance.

**281-60-BZ**—B.M.—2040-2046 8th Avenue and 244-252 West 111th Street, southeast corner; 2042 Frederick Douglas Circle and 243 Cathedral Parkway, Block 1826, Lot 1, Borough of Manhattan, N.B. 205-59, re—gasoline service station—demolition of existing and construction of a new gasoline service station, and curb cuts, partly residence and partly retail use district.

**282-60-A**—B.B.—1720 Avenue Y, south side, from East 17th Street to East 18th Street, 2501-2541 East 17th Street, Block 7438, Lot 1, Borough of Brooklyn, Misc. 3105-59, re—6,000 gallon storage tank for alcohol for use in manufacture of inflammable mixtures.

**283-60-A**—F.D.—10-20 45th Road, south side, 125 feet east of Vernon Boulevard, Block 49, Lots 6 and 10, Long Island City, Borough of Queens, F.D. Order No. 6167-9, re—manufacture of inflammable mixtures.

**284-60-SM**—Tnemec 99 and 69 Primers, for shop priming and field priming, structural and miscellaneous steel, manufactured by Tnemec Co., Inc., Material.

**285-60-SA**—Kelley Hot-Shot Space Heaters, Model Nos. 75KHA, 125KHA, 300KHA and 450KHA, manufactured by Kelley Machine Division, Wiesner-Rapp Co., Inc., Appliance.

**286-60-SM**—U. S. Gypsum Company, movable Vaughn Walls, manufactured by U. S. Gypsum Company, Material.

**287-60-BZ**—B.Bx.—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of The Bronx, Alt. 214-60, re—parking and storage for more than 5 motor vehicles, partly business, partly residence use district.

**288-60-BZ**—B.Q.—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens, N.B. 4775-59, re—erection of gasoline service station, lubritorium, office, car wash, etc., ground signs and curb cuts, retail use district.

**289-60-A**—B.Q.—217-14 24th Avenue, southeast corner Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens, N.B. 4219-59, re—review of decision of Borough Superintendent on Zoning matter.

**290-60-BZ**—B.Q.—85-48 to 85-60 118th Street, northwest corner Hillside Avenue and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens, Alt. 2102-59, re—extension of building to be used for manufacturing and stores, partly residence and partly business use district.

**291-60-A**—B.Q.—85-48 to 85-60 118th Street, northwest corner, Hillside Avenue and 117-09 to 117-23 Babbage Street, Block 9260, Lot 28, Jamaica, Borough of Queens, Alt. 2102-59, re—building partially in bed of mapped street, proposed widening of Babbage Street.

**292-60-SA**—Southwest Pump Company Service Station Gasoline Dispensers for Remote Pumps, G.O.C. Model 1-RC and G.O.C. Model 2-RC, manufactured by Southwest Pump Company, Appliance.

**293-60-SA**—Southwest Pump Company Service Station Gasoline Pumps, G.O.C. Model 1 and G.O.C. Model 2, manufactured by Southwest Pump Company, Appliance.

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**221-57-BZ**—Vol. II—B.Bx.—439-451 Sound View Avenue and 440 Leland Avenue, southern junction, Block 3498, Lots 17 and 23, Borough of The Bronx, Alt. 1096-59, re—gasoline service station, office, car washing, greasing, 14 gasoline tanks and 4 pumps—residence use district.

**639-54-BZ**—B.Bx.—70 East 162nd Street and 920-926 River Avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx, Amendment to Alt. 580-54, reopened for consideration as to extension of term of variance, re—non-transient garage for the storage of more than five motor vehicles—business use district.



# CALENDAR

**599-54-BZ**—B.Q.—255-13 Northern Boulevard, north side, 55.05 feet west of Glenwood Street, Block 8139, Lot 41, Little Neck, Borough of Queens, Amendment to N.B. 1255-54, reopened for consideration as to extension of term of variance, re—seven 1-car garages and parking and storage of patrons' and employees' cars (no fee to be charged) on unbuilt upon portion of plot, etc.—residence and retail use districts.

**121-59-A**—Vol. II—B.M.—256 Fulton Street, south side, 69 feet 6 inches east of West Street, Block 82, Lot 12, Borough of Manhattan, Amendment to Alt. 1174-58, re—2 new counter balance drop ladders.

**726-54-SM**—Chicago Faucet Vacuum Breakers, Models 893 ( $\frac{3}{8}$  in.) and 892 ( $\frac{1}{2}$  in.), manufactured by The Chicago Faucet Co.; reopened for test and report as to new design, Material.

**360-47-BZ**—Vol. II—B.Q.—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens, N.B. 881-56, reopened and restored to docket by order of the Court, re—gasoline service station, lubritorium, parking and storage of more than five motor vehicles, etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department. and M. and A.—Dept. of Marine and Aviation.

## RULES

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| Carbon Dioxide Liquefier, Rules ..                                                                | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of ..                                | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                              | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                     | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                  | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                           | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime) ..                                                                 | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                 | Sept. 15, 1955.                |
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| Exit Rules (Revolving Doors) ..                                                                   | June 15, 1937—Vol. 22, No. 24  |
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| Fire Alarm Rules (Interior) .....                                                                 | April 15, 1958.                |
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| Fire Resistive, Flameproof Materials, etc., Rules for Testing of ..                               | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....       | Apr. 22, 1952—Vol. 37, No. 17  |
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| Insulating Fibre Board Rules ..                                                                   | Mar. 25, 1952—Vol. 37, No. 13A |
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| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....        | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                              | Aug. 3, 1937—Vol. 22, No. 31   |
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| Procedure, Rules of .....                                                                         | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for ..                                                                | Mar. 31, 1960—Vol. 45, No. 13  |

**Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....** Feb. 25, 1960—Vol. 45, No. 8  
**Sprinkler, Rules .....** June 29, 1937—Vol. 22, No. 26  
**Standpipe Fireline Rules .....** June 8, 1937—Vol. 22, No. 23  
**Structural Alterations, Reporting. ....** June 7, 1932—Vol. 17, No. 23  
**Wire Glass Rules (Amendment to Rule 505 of Industrial Code) ..** Sept. 3, 1946—Vol. 31, No. 36  
**Zoning Resolution, Rule to Supplement Section 19-A—** July 11, 1958.

**Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.**

**Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.**

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**MAY 3, 1960, 10 A.M.**

**NOTICE IS HEREBY GIVEN** of a public hearing *Tuesday morning, May 3, 1960, at 10 o'clock* at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 742-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

### 141-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

### 822-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28 Castleton Corners, Borough of Richmond.

### 823-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—filed pursuant to section 35 of the General City Law portion of premises located in the bed of mapped street—proposed widening of Victory Boulevard.



# CALENDAR

**PREMISES AFFECTED**—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28 Castleton Corners, Borough of Richmond.

## 779-59-BZ

**APPLICANT**—Albert J. Mario for Joseph E. DiFiore, owner.

**SUBJECT**—Application November 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

**PREMISES AFFECTED**—187-203 Hamilton Avenue, and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

## 452-56-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the use of the present parking lot to include the sale and display of new and used cars to expire with the present variance.

**PREMISES AFFECTED**—1172 Castle Hill Avenue, east side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of the Bronx.

## 727-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

## 140-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 748-59-BZ

**APPLICANT**—Lawrence M. Rothman for Peter Kenny and Max Freeman, owners; Royal State Bank, owner under contract.

**SUBJECT**—Application November 9, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330 to bank and made part of present bank in bank and store building on adjoining Lot 30.

**PREMISES AFFECTED**—319-323 East 148th Street, north side, 300 feet west of Courtlandt Avenue, and 326-328 East 149th Street, south side, 225 feet west of Courtlandt Avenue, Block 2330, Lots 57 and 30, Borough of the Bronx.

## 837-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.

## 267-59-BZ

**APPLICANT**—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Incorporated, lessee.

**SUBJECT**—Application April 28, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

**PREMISES AFFECTED**—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

## 714-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

**SUBJECT**—Application November 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

**PREMISES AFFECTED**—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

## 139-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 882-59-BZ

**APPLICANT**—Julius S. Rapson for Henry Sackowsky, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a F-1 area district, the erection of a one family dwelling with less than the required 15 foot setback.

**PREMISES AFFECTED**—40-20 248th Street, northwest corner of 41st Avenue, Block 8123, Lot 24, Little Neck, Borough of Queens.

## 37-60-BZ

**APPLICANT**—Victor E. Block for Jacob Starr, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service with show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of the Bronx.



# CALENDAR

## 910-59-BZ

APPLICANT—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market for a term of twenty years.

PREMISES AFFECTED—227 East Cross Bronx Expressway, northwest corner, of Weeks Avenue, Block 2796, Lots 50, 51, and 52, Borough of the Bronx.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 735-59-BZ

APPLICANT—Charles A. Buckley, Jr. for Dominick Canavo, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—902 Soundview Avenue, Northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

## 657-58-BZ

APPLICANT—Philip Freshman for Eva Fox, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

## 106-60-BZ

APPLICANT—Charles L. Koester for Francis X. Hatton, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of a structure for a conforming use with less than the required 10 foot setbacks.

PREMISES AFFECTED—36-46 Bell Boulevard, northwest corner of 38th Avenue, Block 6172, Lot 25, Bayside, Borough of Queens.

## 147-60-BZ

APPLICANT—John T. Briggs for Emily Stewart Trust, owner; Granger Holding Corporation, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, in an existing two-story building occupied in part as a factory on the first floor, the change in occupancy to supermarket extending into the residence use portion.

PREMISES AFFECTED—5-9 West 115th Street, north side, 125 feet west of 5th Avenue, and 12-16 West 116th Street, Block 1599, Lot 41, Borough of Manhattan.

## 99-60-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Realty Corporation, owner.

SUBJECT—Application February 16, 1960—decision of the Borough Superintendent, under section 19B (d) of the Zoning Resolution, to permit in a retail and residence use, "B" area district, the reduction in the number of accessory car spaces from 39 to 20 in a twenty story multiple dwelling presently under construction.

PREMISES AFFECTED—201 East 70th Street, and 1213-1229 Third Avenue, northeast corner and 200 East 71st Street, Block 1425, Lots 1, 2, 3, 4, Borough of Manhattan.

## 43-34-BZ

APPLICANT—Hurley, Kearney and Lane for Francesca Frasca, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired December 1, 1958—decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

## 924-17-BZ—Vol. II

APPLICANT—Herman Kron for L. B. Auto Sales, Inc., owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under sections 7c and 7h of the Zoning Resolution, permitting in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

## 898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to extension of term of variance, expires July 14, 1974—decision of the Borough Superintendent, previously granted on condition under section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks, and customers parking on the unbuilt upon portion of the plot for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

## 583-56-BZ

APPLICANT—Lama, Proskauer and Prober for Theodore Tannor, owner.



# CALENDAR

**SUBJECT**—Application reopened April 5, 1960 for consideration as to amendment of resolution, extension of term of variance, expires February 13, 1972 and extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent previously granted on condition, under section 7a of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), minor motor vehicle repairs, hand tools only.

**PREMISES AFFECTED**—3106-3116 Voorhies Avenue and 2702-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 692-59-BZ

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under section 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria and toilets, auxiliary restaurant and toilet building, parking areas, screen tower building with less than the required set backs, and signs.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433 Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36 and 38, Borough of Brooklyn.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 693-59-A

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff, and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—Filed pursuant to section 35 of the General City Law—re construction in the beds of mapped streets.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40, and parts of 71, 65, 38, Block 4434, Lots parts of 39 and 42, Block 4433, Lots parts of 37, 38 and 42, Block 4432, Lots parts of 29, 33, 36, and 38, Block 4431, Lots parts of 33, 36, and 38, Borough of Brooklyn.

## 881-59-BZ

**APPLICANT**—H. M. Cole for Dominick Realty Corporation, owner.

**SUBJECT**—Application December 22, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building from card to light manufacturing—grinding of optical lenses.

**PREMISES AFFECTED**—15 Van Dam Street, north side, 129 feet, 6¼ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 536-37-BZ—Vol. II

**APPLICANT**—Robert H. Fraser for Grace Gordon, owner.

**SUBJECT**—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under section 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construc-

tion of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage and without the required rear yard and extend the present commercial use.

**PREMISES AFFECTED**—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 786-59-BZ

**APPLICANT**—Herman Horowitz for Jarcho-Landau Corporation, owner.

**SUBJECT**—Application November 30, 1959—decision of the Borough Superintendent, under section 19A(j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

**PREMISES AFFECTED**—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 447-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion and two story and basement extension at the rear of an existing synagogue occupying more than the permitted area coverage.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 452-59-A

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 27 subdivision 2b, Minimum Dimensions of Yard or Courts.

**PREMISES AFFECTED**—92-15 69th Avenue southwest corner of Kessel Street, Block 3196, Lot 33 Forest Hills, Borough of Queens.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.



# CALENDAR

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 771-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubritorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960 for inspection and decision.

## 772-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 24, 1959 filed pursuant to Section 35 Article 3, General City Law re—portion of premises in bed of mapped street—proposed widening of Amboy Road.

**PREMISES AFFECTED**—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

## 808-59-BZ

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 396-58-BZ—Vol. II

**APPLICANT**—Gilbert Lazerus for Navarre Holding Company, Inc., owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under section 7e, 7f, 7i, 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles incidental sale of gasoline, oil, and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, a business entrance located within 75 feet of a residence zone.

**PREMISES AFFECTED**—1680-1688 Albany Avenue, westside, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision.

## 348-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

**SUBJECT**—Application May 28, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

**Hearing closed.**—Laid over from March 22, 1960, to April 5, 1960 for inspection and decision; then to May 3, 1960, at the request of the applicant; applicant to submit new objections and revised plans.

## 358-26-BZ—Vol. II

**APPLICANT**—New York Telephone Company, owner.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use 1¼ height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

**PREMISES AFFECTED**—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of The Bronx.

**Hearing closed.**—Laid over from March 15, 1960, to April 19, 1960, for hearing; applicant to send out notices to affected property owners and for new publication in the Bulletin; then to May 3, 1960, for inspection and decision.

## 477-31-BZ—Vol. III

**APPLICANT**—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic) lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—45-01 to 45-19, (45-05 Official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213, and 243, Bay-side, Borough of Queens.

**Hearing closed.**—Laid over from March 29, 1960, to April 19, 1960, for inspection and decision; then to May 3, 1960, at the request of the applicant.

MAX H. FOLEY, *Chairman.*

MAY 3, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 3, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

## 262-36-A—Vol. IV

**APPLICANT**—Joseph A. Marck for Rosemarie Millford, owner.

**SUBJECT**—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

**PREMISES AFFECTED**—154-34 Riverside Drive, southside, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beachhurst, Borough of Queens.

## 909-59-A

**APPLICANT**—Albert Melniker for United States Gypsum Company, owner.

**SUBJECT**—Application December 18, 1959—Appeal from a decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

**PREMISES AFFECTED**—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.



# CALENDAR

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

## 782-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Rose Danella, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re request to review decision of the Borough Superintendent section 56 of The Multiple Dwelling Law.

PREMISES AFFECTED—1977 Birchall Avenue, west side, 50 feet south of Sagamore Street, Block 4253, Lot 75, Borough of the Bronx.

## 804-59-A

APPLICANT—Hady H. Craigwell for Max Pearlstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

PREMISES AFFECTED—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

## 76-60-A

APPLICANT—Benjamin W. Bernstein for Thomas Lainis, owner.

SUBJECT—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

PREMISES AFFECTED—848 Flushing Avenue, south 215.17 feet north of (existing), 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

MAX H. FOLEY, *Chairman.*

MAY 10, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 10, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

Hearing closed.—Laid over from February 9, 1960, to February 24, 1960, for hearing at request of attorney for objectors; then to March 8, 1960, for inspection and decision; then laid over from March 8, 1960, date to be set, for applicant to file revised plans and new decision of the Borough Superintendent; then set for May 10, 1960.

## 458-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a retail use C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

PREMISES AFFECTED—17 to 33 West 9th Street, north-side, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

Hearing closed.—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 723-59-BZ

APPLICANT—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for "Day and Night Parking" for more than five (5) motor vehicles.

PREMISES AFFECTED—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

Hearing closed.—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 526-59-BZ

APPLICANT—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

SUBJECT—Application August 11, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

Hearing closed.—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 443-40-BZ—Vol. III

APPLICANT—Herman Kron for Jack Washton, owner.

SUBJECT—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district the erection of a one story extension to the rear of an existing building to extend the present retail use. Extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

PREMISES AFFECTED—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

Hearing closed.—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to file new photographs.

## 810-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street, southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.



# CALENDAR

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to file new drawing.

## 710-59-BZ

**APPLICANT**—Robert J. Crinnion for L. Fragasso, owner.  
**SUBJECT**—Application October 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.  
**PREMISES AFFECTED**—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to submit affidavit and drawing of existing conditions.

## 847-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Thomas D'Angelo, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot (pleasure type vehicles only), for a temporary term of ten (10) years.

**PREMISES AFFECTED**—114-116 Pulaski Street, south side, 255 feet, west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 212-34-BZ—Vol. III

**APPLICANT**—Herman Kron for Sinclair Refining Company, owner.

**SUBJECT**—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, refinish the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

**PREMISES AFFECTED**—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lot 97 and 99, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to amend plan.

## 864-59-BZ

**APPLICANT**—Dominick Salvati and Son for Cono D'Elia, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to submit revised plan.

## 5-60-BZ

**APPLICANT**—Abraham Grossman for Andrett Realty Corporation, owner.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under sections 7e and 19A(j) of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth.

**PREMISES AFFECTED**—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots

30 and 32, Borough of Manhattan.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 803-53-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

**SUBJECT**—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

**PREMISES AFFECTED**—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

**Hearing closed**—Laid over from March 15, 1960, to April 19, 1960, for continued hearing at the request of an objector, applicant concurring; then to May 10, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

MAY 10, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 10, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 272-57-SM

**APPLICANT**—Donn Products Inc., owner—incombustible studs.

## 167-59-SA

**APPLICANT**—Victor Products Corp., owner—drink dispenser.

## 450-59-SA

**APPLICANT**—Welbilt Corp., owner—gas range.

## 580-59-SA

**APPLICANT**—Leeds & Northrup Company, owner—vapor-carb hardening furnace.

## 892-59-SA

**APPLICANT**—Schmidt Mfg. Company, owner—gas-fired clothes dryer.

## 746-59-A

**APPLICANT**—Robert J. Crinnion for Neimall Realty Corporation, owner.

**SUBJECT**—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

**PREMISES AFFECTED**—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

## 298-47-A—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

**SUBJECT**—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.

**PREMISES AFFECTED**—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

## 147-59-A

**APPLICANT**—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.



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SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.  
PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

## 409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.  
SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.  
PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

## 686-59-A

APPLICANT—De Rose and Cavalieri for Amerigo Coppola, owner.  
SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.  
PREMISES AFFECTED—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

## 799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.  
SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).  
PREMISES AFFECTED—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*

## MAY 17, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 17, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 763-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
SUBJECT—Application November 23, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium and car wash and include the uses of motor vehicle repairs, utility room, salesroom, and parking and storage of motor vehicles with curb cuts, show window and signs within 75 feet of a residence use district.  
PREMISES AFFECTED—1750 to 1770, (1764 Official), University Avenue, and 1713 to 1723 Macombs Road, southeast corner, Block 2876, Lot 122, Borough of The Bronx.

## 265-28-BZ—Vol. IV

APPLICANT—Robert J. Crinnion for J. Rezak and M. Lipsky, owners; Associated Bowling Centers, lessee.  
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage building to a bowling center extending into the residence use portion of the plot.  
PREMISES AFFECTED—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

## 540-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Marbridge

Realty Company, owner; L. I. Tinsmith Supply Corporation, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use, on the first floor, the second floor for offices with customers and employees parking on the open area.  
PREMISES AFFECTED—87-11 111th Street, eastside, 99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

## 783-59-BZ

APPLICANT—Redleaf & Ain for Herman Dombeck and Sylvia Dombeck, owners.  
SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an additional floor on an existing one story and attic one family dwelling with less than the required fifteen (15) foot setback from the street line.  
PREMISES AFFECTED—81-03 261st Street, southeast corner of 81st Avenue, Block 8736, Lot 34, Floral Park, Borough of Queens.

## 687-59-BZ

APPLICANT—Morris Kwellner for Jawer Realty Corporation, owner.  
SUBJECT—Application October 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area.  
PREMISES AFFECTED—127-19 101st Avenue, northwest corner of 129th Street, Block 9472, Lot 21, Richmond Hill, Borough of Queens.

## 486-59-BZ

APPLICANT—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.  
SUBJECT—Application July 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.  
PREMISES AFFECTED—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

## 101-59-BZ

APPLICANT—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee.  
SUBJECT—Application February 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—168-178 Third Avenue, west side, 20 feet, north of East 16th Street, and 145-147 East 16th Street, Block 872, Lots 33, 34, 37-41, Borough of Manhattan.

## 604-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo for Anna Pilliteri, owner.  
SUBJECT—Application reopened February 2, 1960 as Volume IV—decision of the Borough Superintendent, under sections 7c, 7f and 7i of the Zoning Resolution, to permit in a business use district the reconstruction of a present gasoline service station and auto laundry, with a new structure for auto laundry, gas station simonizing, motor



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vehicle repairs, office, parking and storage of more than five (5) motor vehicles on vacant portion of land.

**PREMISES AFFECTED**—5001-5027 Kings Highway, 1527-1547 Utica Avenue, northeast corner, and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn.

## 867-59-BZ

**APPLICANT**—James J. Lyons Jr. and John J. Lynch, for Estate of Lazar Olive, Florence Olive, executrix, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, salesroom and office, minor auto repairs, state inspection service and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx.

## 829-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under sections 7a, 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and lubricatorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

**PREMISES AFFECTED**—1231-1239 (1233 official) Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## 830-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—Filed pursuant to section 35 of the General City Law—re premises partly located in the bed of mapped street—proposed widening of Parkinson Avenue.

**PREMISES AFFECTED**—1231-1239 (1233 Official), Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## 16-60-BZ

**APPLICANT**—Maxfield Blaubeux for Joseph Angelone, owner.

**SUBJECT**—Application January 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking (no fees to be charged) in the residence use area.

**PREMISES AFFECTED**—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57, and 121, Corona, Borough of Queens.

## 39-60-BZ

**APPLICANT**—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar and first floor of an existing building from restaurant to funeral parlor and provide caretakers' dwelling on the second floor with parking of patron's cars on the unbuilt upon portion of the lot.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

## 40-60-A

**APPLICANT**—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960—Appeal from a decision of the Borough Superintendent, re—frame building, extension without fire walls, exit stairway.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

## 225-36-BZ—Vol. III

**APPLICANT**—Lamb and Lamb for North American Holding Corporation, owner.

**SUBJECT**—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

**PREMISES AFFECTED**—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

## 187-36-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail and business use district at an existing gasoline service station, the erection of a one story rear extension for use as utility room the rearrangement of interior partitions, provide a porcelain enamel facade, install additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting more than 18 inches beyond the building line.

**PREMISES AFFECTED**—1192-1196 Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

## 89-60-BZ

**APPLICANT**—Joseph Schafran for Central Leasing Corporation, owner.

**SUBJECT**—Application February 9, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district in an existing one story and mezzanine building presently occupied as a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

**PREMISES AFFECTED**—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160, and 161, Borough of Manhattan.

## 819-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

**PREMISES AFFECTED**—2566 Boston Road, and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39, and 41, Borough of The Bronx.

## 870-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—decision of the



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Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.  
**PREMISES AFFECTED**—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

## 871-59-A

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner: Cover Girl Dress Store, lessee.  
**SUBJECT**—Application December 21, 1959—Appeal from a decision of the Borough Superintendent re—live load, stairs and mezzanine.  
**PREMISES AFFECTED**—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the **MINUTES** of such hearings.

## 866-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for First Leasing Corporation, owner.  
**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

**PREMISES AFFECTED**—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from April 19, 1960, to May 17, 1960, for continued hearing.

## 38-60-BZ

**APPLICANT**—Samuel Rosenblum for Sheridan Towers Incorporated, owner.  
**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

**PREMISES AFFECTED**—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

Laid over from April 19, 1960, to May 17, 1960, for continued hearing after applicant and objectants have conferred.

## 639-54-BZ

**APPLICANT**—Frank J. Ross for Oslo Realty Corp., owner.  
**SUBJECT**—Application reopened April 19, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district the conversion of existing tenant's garage in cellar of multiple dwelling, to non-tenant transient garage for the storage of more than five motor vehicles.

**PREMISES AFFECTED**—70 East 162nd Street and 920-926 River Avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

## 599-54-BZ

**APPLICANT**—Burke and Groh for Carl and John Mangels, owners.  
**SUBJECT**—Application reopened April 19, 1960 for consideration as to extension of term of variance, expired March 22, 1960—decision of the Borough Superintendent, previously granted on condition under Sections 7h and 7A

of the Zoning Resolution, permitting in a residence and retail use district, the erection and maintenance of seven 1-car garages, and permitting the parking and storage of patrons' and employees' cars, no fee to be charged, on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

**PREMISES AFFECTED**—255-13 Northern Boulevard, north side, 55.05 feet west of Glenwood Street, Block 8139, Lot 41, Little Neck, Borough of Queens.

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.  
**SUBJECT**—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 17, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

MAY 17, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 17, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 66-16-A—Vol. II

**APPLICANT**—J. M. Berlinger for Trustees under the will of Moses Levy.

**SUBJECT**—Application reopened May 5, 1959 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape as second means of egress.

**PREMISES AFFECTED**—230 and 232 Canal Street, southwest corner of Baxter Street, Block 198, Lots 27 and 29, Borough of Manhattan.

## 170-44-A—Vol. II

**APPLICANT**—Sidney H. Kitzler for Mae Haussman, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Egress.

**PREMISES AFFECTED**—1805 Church Avenue, northside, 25 feet 6 inches east of East 18th Street, 63 East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

## 32-48-A—Vol. III

**APPLICANT**—Arthur A. Schiller for Board of Higher Education, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

**PREMISES AFFECTED**—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

## 182-60-A

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re—open spaces, curb level etc.

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

MAX H. FOLEY, *Chairman*.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, APRIL 19, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, March 29, 1960 and April 5, 1960 and special meeting, Friday morning, April 1, 1960 were approved as printed in the Bulletins of April 7, 1960 and April 14, 1960, Vol. 45, Nos. 14 and 15.

### 458-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit, in a retail use, C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

PREMISES AFFECTED—17 to 33 West 9th Street, north side, 163.6 feet east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Alfred A. Lama, Joe Goynias and Alfred M. Lama.

For Opposition: Lucia Faiella.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 358-26-BZ—Vol. II

APPLICANT—New York Telephone Company, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use, B area district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees cars in the residence use portion of the plot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, south side and 100 East 175th Street, Block 2822, Lot 27, Borough of the Bronx.

#### APPEARANCES—

For Applicant: Marion E. Horsburgh, John M. Dietz and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Laid over to May 3, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna De Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot, located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—45-01 to 45-19, (45-05 official,) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213 and 243, Bayside, Borough of Queens.

#### APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: None.

ACTION OF BOARD—Laid over to May 3, 1960, at 10

A.M. at the request of the applicant; hearing previously closed.

### 212-34-BZ—Vol. III

APPLICANT—Herman Kron for Sinclair Refining Company, owner.

SUBJECT—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, the refinishing of the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

PREMISES AFFECTED—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lots 97 and 99, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; applicant to amend drawing; hearing closed.

### 443-40-BZ—Vol. III

APPLICANT—Herman Kron for Jack Washton, owner.

SUBJECT—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to the rear of an existing building to extend the present retail use; extension will be from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

PREMISES AFFECTED—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: Manuel Pearlman.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; applicant to file new photographs; hearing closed.

### 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage, to factory, for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Harry Helfer.

For Opposition: Allen Lang, Catherine McGovern Cacaci, A. Clarke, Lyons Annabelle, Ince James, Walter Davis, Lillie Frazier, Lizzie Miller, Lucritia Hamilton, H. Robbins, Ivy Nicholas and Oliver Edwards.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

### 526-59-BZ

APPLICANT—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

SUBJECT—Application August 11, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—56-43 201st Street, east side,



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90 feet north of 58th Avenue, Block 7430, Lot 40, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Vincent L. Pitaro and Joseph A. Ward.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 710-59-BZ

APPLICANT—Robert J. Crinnion for L. Fragasso, owner.  
SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of Class 2 construction, to a three family Class A multiple dwelling.

PREMISES AFFECTED—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion and L. Fragasso.

For Opposition: Rosemarie Winkler.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; applicant to submit affidavit and drawing of existing conditions; hearing closed.

## 723-59-BZ

APPLICANT—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for day and night parking for more than five (5) motor vehicles.

PREMISES AFFECTED—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Anthony M. Salvati, Anthony M. Scotto, Joseph A. Lacqua and Guy James Mangawo.

For Opposition: James J. McConnell, Vincent Pitta, Gloria Aversano and Fortunata Modafferi.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 810-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing, storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—201-14 to 201-24 (201-16 official) Northern Boulevard, southwest corner of 44-02 to 44-08 202nd Street and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25 and 28, Bayside, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A. M. for inspection and decision; applicant to file new drawing; hearing closed.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales, to minor auto re-

pairs, hand tools only, lubritorium, non-automatic car washing, touch-up painting and spraying and sale and display of new and used cars with show window within 75 feet of the residence district.

PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jerome Weisberger.

ACTION OF BOARD—Laid over to April 26, 1960, at 10 A.M. for hearing, at the request of an objector.

## 832-59-BZ

APPLICANT—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

SUBJECT—Application December 9, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs and parking, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

## APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: Norbert M. Phillipps and Adrian Etelson.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; applicant to file new drawings; hearing closed.

## 847-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas D'Angelo, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot, pleasure type vehicles only, for a temporary term of ten (10) years.

PREMISES AFFECTED—114-116 Pulaski Street, south side, 255 feet west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 864-59-BZ

APPLICANT—Dominick Salvati and Son for Cono D'Elia, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A.M., for inspection and decision; applicant to submit revised drawing; hearing closed.

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district,



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the erection of a multiple dwelling occupying more than the permitted area and with the elimination of the required garage space.

**PREMISES AFFECTED**—88 Washington Place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: E. Steinert, Arnold Henry Bergier and William W. Brill.

**ACTION OF BOARD**—Laid over to May 17, 1960, at 10 A. M. for continued hearing.

## 5-60-BZ

**APPLICANT**—Abraham Grossman for Andrett Realty Corporation, owner.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e and 19A(j) of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension, and without the required additional loading berth.

**PREMISES AFFECTED**—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

## APPEARANCES—

For Applicant: Abraham Grossman and James J. Andrews.

For Opposition: None.

**ACTION OF BOARD**—Laid over to May 10, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 38-60-BZ

**APPLICANT**—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

**PREMISES AFFECTED**—3-6 Sheridan Square and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28 and 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum and H. I. Feldman.

For Opposition: E. Steinert, Michael Brignole, Joseph Trak-Jean, William W. Brill and Arnold Henry Bergier.

**ACTION OF BOARD**—Laid over to May 17, 1960, at 10 A.M. for continued hearing after applicant and objectors have conferred.

## 339-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for 3515 Fort Hamilton Parkway Realty, Inc., owner.

**SUBJECT**—Application reopened March 15, 1960 for consideration as to extension of time to complete, expired January 6, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence, business and manufacturing use district, on a plot developed with two (2) buildings, the change in use of one building from storage and seasoning of pickles and tomatoes to the manufacture of incombustibles and the change in use of the second building from furniture storage and warehouse to auto glass shop, mixing of lubricating oils, and knitting and spinning, and a one-family apartment and to have accessory loading and unloading with parking of more than five (5) cars on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—3509-3517 Fort Hamilton Parkway, (3511-3513 displayed), south side, 179 feet, 5 inches east of 36th Street and 200-208 Minna Street, Block 5302, Lots 17 and 18, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama, Jr.

For Opposition: None.

**ACTION OF BOARD**—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, an July 15, 1958, this application—Vol. III—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation January 6, 1960; and

WHEREAS, this application was reopened on March 15, 1960 and set for hearing on April 19, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 1001-50, reads:

"Since time to complete the work expired January 6, 1960 under Section 22A of the Zoning Resolution any further extension of time to complete the work is referred back to the Board of Standards and Appeals under Cal. #339-32-BZ, Vol. III."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 379-32-BZ

**APPLICANT**—Julius Bleich for Gee Jay Realty Corp., owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under Section 21 of the Zoning Resolution, permitting in a business use district, the change in occupancy of an existing building, to a motor vehicle repair shop.

**PREMISES AFFECTED**—1327-1333 Webster Avenue, west side, 231.24 feet north of East 169th Street, Block 2887, Lot 174, Borough of The Bronx.

## APPEARANCES—

For Applicant: Stanley Ciecierski and Albert Josephthal.

For Opposition: None.

**ACTION OF BOARD**—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on December 2, 1932, as amended through June 1, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which will expire by time limitation June 1, 1960; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A. M., subject to regular procedure, waiving all requirements except



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a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 1, 1960 acting on Alt. Applic. No. 841-48, reads:

"Use of motor vehicle repair shop in a business use district is contrary to Art. II Sect. 3 of the Z.R. and Bd. of S & A Cal. #379-32-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1932, as amended through June 1, 1955 only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 192-38-BZ

APPLICANT—Power and Hopkins for Dorothy Mastrangelo, owner.

SUBJECT—Application reopened March 15, 1960 for consideration as to extension of term of variance, expired January 19, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, for a term of years, permitting in a business use district, the conversion of occupancy of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—1679-1681 Jerome Avenue, west side, 275 feet north of Featherbed Lane, Block 2861, Lot 32, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, on May 24, 1938, as amended through January 19, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 19, 1959; and

WHEREAS, this application was reopened on March 15, 1960 and set for hearing on April 19, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 acting on Alt. Applic. No. 101-60, reads:

"1. The continuation of use of the premises as a motor vehicle repair shop in business use district after 1/19/59 is contrary to B.S.A. 192-38-BZ and Art. II Sec. 4 of the Zone Res."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1938, as amended through January 19, 1954 only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of two years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 1180-38-BZ—Vol. II

APPLICANT—Victor E. Block for Morice Haymes and Co., Inc., owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired December 16, 1959—decision of the Borough Superintendent, previously granted on condition under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district, the reconstruction of three adjoining brick buildings formerly used as stores, factory, church and dwelling, to a gasoline service station with accessory uses including minor repairs with hand tools only to be used in conjunction with a parking area located at the rear of the premises.

PREMISES AFFECTED—1215-1223 Prospect Avenue, west side, 156.43 feet south of Home Street, Block 2680, Lots 45, 50 and 54, Borough of The Bronx.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, on December 16, 1958, this application—Vol. II was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation December 16, 1959; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A.M., subject to regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 acting on Alt. Applic. No. 535-57, reads:

"1. Proposed use of gasoline service station, lubricatorium, car wash, sales of accessories, minor repair with hand tools only, parking and storage of more than five motor vehicles in a business use district is contrary to Art. II Sect. 4 of the Z.R. & Bd. of S & A Cal. #1180-38-BZ, Vol. II."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 150-44-BZ

APPLICANT—Haus and Bresin for Hannah S. Weinberg, Administratrix, for estate of Morton Weinberg, owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired July 11, 1945—decision of the Borough Superintendent, previously granted on condition under Section 7c of the Zoning Resolution, permitting in a residence use district, the extension of an existing business use (restaurant).

PREMISES AFFECTED—409-411 West 24th Street, north side, 100 feet west of 9th Avenue, Block 722, Lots 31 and 32, Borough of Manhattan.

APPEARANCES—

For Applicant: T. Hartnett.

For Opposition: None.



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ACTION OF BOARD—Time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on July 11, 1944, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that shortly after the case was granted, plans were approved in the Building Department, a permit was issued and all of the work was completed; that, however, the contractor neglected to obtain a final inspection and have the job signed off as completed; that the restaurant was extended in accordance with the variance and has been continuously so occupied up to the present date; that in 1960, the present owner of the building purchased the property without any knowledge of the fact that the job had never received a final Building Department inspection; that the applicant was completely unaware of the situation until March 13, 1959 when Violation 1953-59 was issued; that it stated that the old alteration plans were never signed off as completed; that this violation arose when a new district inspector attempted to clear up old pending applications in his district; that shortly after the violations were issued, the original approvals (Alter. Applic. 978-44 and Alt. Applic. 979-44) were stamped "abandoned" by the inspector; that this was done in error since the work had actually been completed; that in order to straighten out the above matter, new alterations have been filed to replace the cancelled applications two new decisions on these applications have been filed with the Board; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation on July 11, 1945; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A. M. subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960, after due notice by publication in the bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 acting on Alt. Applic. 2198 and 2199-59, reads:

"A1—Extension of business use of restaurant in Residence District is contrary to Article 2, Sect. 3 of the Zoning Resolutions.

"As more than a year has elapsed since granting appeal (150-44-BZ July 11, 1944) a new appeal must be filed for the additional extension of time."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 11, 1944, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 383-46-BZ—Vol. III

APPLICANT—Seelye, Stevenson, Value and Knecht for Frostone Corporation, owner; Ansol Holding Corporation, lessee.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the elimination of part of the loading platform of the present buildings and construction of a common lobby, thereby extending the area of the structure and uses.

PREMISES AFFECTED—200-202 Tillary Street and 59-

73 Prince Street, southeast corner, Block 2050, Lots 100 and 104, Borough of Brooklyn.

## APPEARANCES—

For Applicant: William A. Faiella.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 10, 1959 acting on Alt. Applic. No. 2856-59, reads:

"1. The proposed lobby is an enlargement in area of the structures and in a residence use district is contrary to the Zoning Resolution. Art. II Sec. 3.

"Note: These premises were the subject of a Board of Standards and Appeals variance under Cal. 383-46-BZ, Vol. I and Vol. 2. Proposed work is contrary to conditions of said variance."

and

WHEREAS, the Board has considered application and feels that the requested variance should be granted; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the elimination of part of the loading platform of the present buildings and the construction of a common lobby, thereby extending the area of the structure and uses, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 11, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 227-54-BZ

APPLICANT—Guerino Salerni for John Micari, owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired January 25, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the maintenance of existing garages for five (5) cars, for other than tenants of dwelling on front of plot, if tenants do not use them.

PREMISES AFFECTED—31-30 38th Street, west side, 277.83 feet south of 31st Avenue, Block 657, Lots 53 and 54, Long Island City, Borough of Queens.

## APPEARANCES—

For Applicant: Guerino Salerni and John Micari.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, on January 25, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance which had



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expired by time limitation January 25, 1960; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1960 acting on Alt. Applic. No. 80-54, reads:

"1. The proposed extension of the time of variance for a 5-car non accessory garage in a residence district is contrary to Art. 2, Sec. 3 of the Z.R. and the resolution of the Board under Cal. #227-54-BZ. The present variance had expired on Jan. 25, 1960."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955, only to the term of the variance, so that as *amended* it shall read:

"granted under Section 7e for a term of five (5) years from the date of this *amended* resolution, to permit....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 414-54-BZ

APPLICANT—Guerino Salerni for U-Park-It-System, Inc., owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of term of variance, expired March 15, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of five years.

PREMISES AFFECTED—33-37 29th Street, east side, 265 feet north of 34th Avenue, Block 586, Lots 12 and 13, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Guerino Salerni.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, March 15, 1955 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation March 15, 1960; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1960 acting on Alt. Applic. No. 2364-53, reads:

"1. The proposed extension of the time of variance for non-accessory parking of motor vehicles in a residence district is contrary to Art. 2, Sec. 3 of the Z.R. and the resolution of the Board under Cal. #414-54-BZ. Present variance will expire on March 15, 1960."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 15, 1955, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that

other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 623-56-BZ

APPLICANT—Joseph Levy Jr. for Forman and Forman, Inc., owner; Vincent Giardullo, lessee.

SUBJECT—Application reopened March 22, 1960 for consideration as to extension of time to complete, expired October 22, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a D area district, the erection of a one-story extension at the rear of an existing restaurant, bar, and grill and cabaret, exceeding the permissible area.

PREMISES AFFECTED—2488-2490 Flatbush Avenue, southwest corner of Avenue U, Block 8559, part of Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, on October 22, 1957, this application was granted by the Board on certain conditions, under Section 21 of the Zoning Resolution; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work which had expired by time limitation October 22, 1958; and

WHEREAS, this application was reopened on March 22, 1960 and set for hearing on April 19, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1960 acting on Alt. Applic. No. 4283-55, reads:

"The time limit set by the Board of Standards and Appeals and by Sect. 22-A of the Zoning Resolution has expired and cannot be extended except by approval of the Board."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 22, 1957, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 403-57-BZ—Vol. II

APPLICANT—Sydney H. Kitzler for Jacob Fialkoff and Nathan Karell, owners.

SUBJECT—Application reopened December 1, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7i and 7A (d) of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, office, accessory store, auto and auto parts salesroom, minor auto repairs, parking of cars awaiting service and show windows within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—3070 to 3092 Avenue U, south-side, from Bragg Street, to Brigham Street, 2101 to



# MINUTES

2107 Bragg Street and 2118 to 2128 Brigham Street, Block 7369, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: R. S. Hardy and S. H. Kitzler.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1959 acting on N.B. Applic. No. 1715-59, reads:

"1. Proposed building & premises in a Local Retail Zone, to be used for gasoline station, lubritorium, office, accessory store, auto and auto parts salesroom, minor auto repairing and parking for cars awaiting service, is contrary to Art. II, PP. 4c & as per PP. 4a, subsections 29 & 46 and as per PP. 4B, subsection (1) of the Zoning Resolution.

2. Show windows within 75' of a Residence Zone violates Art. II, PP. 7-A of the Zoning Resolution."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A (d) of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, dated November 4, 1959, acting on N.B. App. 1715/59, Objection Nos. 1 and 2, be and it hereby is affirmed and that the application be and it hereby is denied.

## 180-59-BZ

APPLICANT—John E. Paggioli for Nunziata Carannante, owner.

SUBJECT—Application March 23, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, minor auto repairs with hand tools only, parking of pleasure motor vehicles awaiting service with show window, signs and curb cut within 75 feet of a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—1600 Forest Avenue, southeast corner of Pontiac Street, Block 1436, Lot 1, Port Richmond, Borough of Richmond.

## APPEARANCES—

For Applicant: John E. Paggioli and Anthony J. Carannante.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on January 12, 1960 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; then set for April 19, 1960 for applicant to file revised drawings and for decision; premises having been inspected; and

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1959 as amended by decision dated September

30, 1959, acting on N.B. Applic. No. 411-58, reads:

"1. Proposed gasoline service station, lubritorium, car washing (non-automatic), minor auto repairs with hand tools only for adjustments and parking of cars awaiting service in a Retail Use District is contrary to Art. II Sec. 4A of the Zoning Resolution.

"2. Proposed show window, signs and business entrance (curb cut) within 75 ft. of a Residence Use District is contrary to Section 7A of the Zone Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, i and e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car wash, minor auto repairs with hand tools only and parking of pleasure type motor vehicles awaiting service, for a stated term of fifteen years, on condition that the work shall be done in accordance with drawings filed herewith dated December 10, 1959, 3 sheets and April 14, 1960, 2 sheets revised; that there shall be 21 trees along the lot lines as shown on the drawings; that the sign on the building shall be on the Forest Avenue front only; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 419-59-BZ

APPLICANT—Dominick Salvati and Son for Michael Rizzo, owner.

SUBJECT—Application June 25, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, an open patio, now built, on an existing terrace, both encroaching over the building line.

PREMISES AFFECTED—4703 Bay Parkway, north side, 38 feet 2 inches west of East 5th Street, Block 6517, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 2, 1960 after due notice by publication in the Bulletin; laid over for applicant to file revised drawing and new decision of Borough Superintendent; new date for hearing to be set for publication; hearing set for April 19, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated June 25, 1959 as amended by decision dated March 4, 1960 acting on B.N. Applic. No. 595-58, reads:

"1. Proposed open patio is contrary to Art. IV Section 15-A of the Zoning Resolution."

and

WHEREAS, the Board has considered the application and feels that the requested variance should be granted; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.



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*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in an E-1 area district, an open patio on an existing terrace *on condition* that the work shall be done in accordance with drawings filed with this application dated June 24, 1959, 2 sheets, December 30, 1959, 3 sheets, and March 9, 1960, 2 sheets; that the construction now existing beyond the building line shall be removed and the necessary steps placed inside the building line; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 607-59-BZ

APPLICANT—Aaron Halpern for Julia Monte, owner.  
SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an F area district, the conversion of a one family dwelling to a two family dwelling and retention of an extension encroaching on the required rear yard.

PREMISES AFFECTED—83-21 168th Street eastside 200.32 feet and 220.74 feet north of 84th Avenue, Block 9871, Lot 55, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Charles J. Stidolph.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 8, 1959 acting on Alt. Applic. No. 969-59, reads:

"1. In a residence 'F' district the depth of a yard less than 30% of the depth of the lot is contrary to Art. IV Sec. 16 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in an F area district, the conversion of a one-family dwelling to a two-family dwelling and the retention of an extension to the rear, encroaching on required rear yard, *on condition* that the work shall be done in accordance with drawings filed herewith dated September 24, 1959, 7 sheets and February 24, 1960, 9 sheets; that the driveway at the side of the dwelling shall be properly drained; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 641-59-BZ

APPLICANT—Arnold A. Arbeit for Bervic Realty Corporation, owner.

SUBJECT—Application October 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of twenty (20) years.

PREMISES AFFECTED—760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32, and 36, Borough of The Bronx.

### APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 8, 1960 after due notice by publication in the Bulletin; laid over to March 22, 1960 for inspection and decision; hearing closed; then laid over to April 19, 1960 at the request of the applicant to revise his plans; and

WHEREAS, the decision of the Borough Superintendent, dated September 9, 1959 acting on N.B. Applic. No. 1301-59, reads:

"1. Proposed use of gasoline service station, lubritorium, car washing, repairs with hand tools only, sales area, and parking of cars awaiting service and parking in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, non-automatic car washing, ground sign and the parking and storage of more than five cars, for a term of twenty (20) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated October 6, 1959, 2 sheets and April 4, 1960, 4 sheets revised; that the fence on top of the 2 foot 6 inch brick wall shall be of iron or aluminum pickets rather than chain link; that the total height of brick wall and picket fence shall be 5 feet 6 inches; that this fence shall be extended from Homer Avenue to Virgil Place and extending along Homer Avenue and Virgil Place outside the planted area, cutting off the seeded area at the northeast corner which can be enclosed in a chain link fence; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 650-59-BZ

APPLICANT—Carl H. Salminen for John Ryback, owner.  
SUBJECT—Application October 8, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story masonry building for use as a storage warehouse, office, loading and unloading with less than the required rear yard and parking of employees' cars on the open area.



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PREMISES AFFECTED—111-31 44th Avenue, northside, 225 feet east of 111th Street, Block 2016, Lots 74, 75, 76, 77, 78 and 79, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; taken off calendar; referred to Engineer; applicant to file proof of service; then set for March 29, 1960; then laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 2, 1959 acting on N.B. Applic. No. 3251-59, reads:

"1. The proposed storage warehouse, office, loading and unloading and open parking area for employees' cars only in a residence use only is contrary to Art. 2, Sec. 3 of the Z.R.

"2. Provide rear yard as per Art. 4, Sec. 14 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one-story masonry building for use as a storage warehouse and office, loading and unloading, and the parking of employees' cars on the open area, for a term of fifteen (15) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated October 8, 1959, 5 sheets; that the rear yard regulation for a D area district shall be complied with; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 691-59-BZ

APPLICANT—Harry A. Yarish for Pauline Lisker, owner.

SUBJECT—Application October 28, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one story building for use of stores occupying more than the permitted area and without the required rear yard.

PREMISES AFFECTED—3832-3836 Kings Highway, southside, 47 feet 27/8 inches east of Ryder Street, Block 7817, Lots 35 and 36, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry A. Yarish.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bul-

letin; laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on N.B. Applic. No. 1323-59, reads:

"1. Proposed commercial building within a residential district violates Art. 2 Sect. 3 of Zone resolution.

"2. Proposed area violates Art. 4 Sect. 13b of Zone resolution.

"3. Provide a rear yard as per Art. 4 Sect. 17a of Zone Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the erection of a one-story building for the use of stores occupying more than the permitted area for a period of fifteen years, *on condition* that the work shall be done in accordance with drawings filed herewith dated October 28, 1959, 1 sheet and February 29, 1960, 4 sheets; except that the rear yard must comply with the regulation for a C-area district; that the total sign area shall no exceed 100 square feet on Kings Highway; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 706-59-BZ

APPLICANT—Lama, Proskauer and Prober for Milton J. Ackerman, Marylin Magaliff and Thelma Hinderstein, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing building, from a public garage, to manufacturing of ceramic decorated glassware, wire forming, bending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and sign on face of building, for a stated term of ten (10) years.

PREMISES AFFECTED—1775 to 1785 Dean Street, northside, 225 feet west of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elmira Gordon.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1959 acting on Alt. Applic. No. 2135-59, reads:

"1. Proposed change of occupancy of an existing Public Garage to—manufacturing of ceramic decorated



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glassware, wire forming, bending, stamping, welding of light gauge wire and silk screen processing, storage, loading and unloading and proposed business signs on bldg. in a plot located within a Residence Use district is contrary to Art. II sect. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district for a period of ten (10) years, the change in use of an existing building, from public garage, to manufacturing of ceramic decorated glassware, wire forming, bending, stamping, welding of light gauge wire and silk screening processing, storage, loading and unloading and a sign on face of building, *on condition* that the work shall be done in accordance with drawings filed herewith dated October 29, 1959, 6 sheets; that the building and occupancy shall comply with the regulations of the Department of Air Pollution Control; that all other laws, rules and regulations shall be complied with; that the sign on face of the building shall be non-illuminated; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 707-59-A

APPLICANT—Lama, Proskauer and Prober for Milton J. Ackerman, Marilyn Magaliff and Thelma Hinderstein, owners.

SUBJECT—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re—class 3 construction.

PREMISES AFFECTED—1775 to 1785 Dean Street, north-side, 225 feet west of Rochester Avenue, and 1778 to 1786 Pacific Street, Block 1343, Lots 31 and 65, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1959, on Alt. Applic. 2135-59, reads:

"2. Area of building exceeds tabular limits under sect. 4.2.1 of the Bldg. Code for a class 3 structure."

and

WHEREAS, the applicant states that the building is 100 feet by 214 feet 5 inches in area, 1 story, 14 feet high, of class 3 construction, located in residence use, C area, class 1 height district, built in 1928, used and occupied since 1959: cellar—boiler room, 1st floor—manufacturing of ceramic decorated glassware, and stamping, welding of light gauge wire, silk screen processing, storage loading and unloading, 50 persons; and

WHEREAS, the applicant states that the Department of Buildings records indicate that the building was erected under N.B. Applic. 1407-28 for use as a "Public Garage"; that Certificate of Occupancy No. 54951 was issued on February 9, 1929 for said use of "Public Garage" that it is 21,442 square feet in area; that under Section 4.2.1 of the Administrative Code the permitted area for a commercial building, 1 story in height, facing two streets, is 14,500 square feet; that the proposal is 6,942 square feet in excess; that the ceiling is now covered with material having a one

hour rating; that the occupancy is of a less hazardous nature than a public garage with gasoline tanks and pumps; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated October 14, 1959, acting on Alt. Applic. 2135/59, Objection No. 2. be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that all conditions cited in the resolution adopted by the Board this day under Cal. No. 706-59-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 724-59-BZ

APPLICANT—Sidney H. Kitzler for Murray M. Pomeranz and Louis Trotner, owners; Esso Standard Oil Company, lessee.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent under Sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, office, car washing, accessory sales, minor auto repairs, ground sign and parking of more than five (5) motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—32-48 Jamaica Avenue, south-side, from Georgia Avenue to Sheffield Avenue, 9-13 Georgia Ave., 8-24 Sheffield Avenue, and 2601-2615 Fulton Street, Block 3658, Lots 6, 7, 8, 10, 11, 14, 15, and 17, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1959 acting on N.B. Applic. No. 2652-59, reads:

"1. Proposed building and premises in a Business Zone, to be used for gasoline station, accessory car washing, lubricating, office, accessory sales, minor auto repairing and parking for more than 5 motor vehicles is contrary to Art. II, PP. 4a, subsections 29 and 46 of the Zoning Resolution.

2. Proposed ground signs in a Business Zone are contrary to Art. II, PP. 4a, subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubricatorium, office, non-automatic car washing, accessory sales, minor auto repairs with hand tools only, ground sign and parking of more than five motor vehicles for a term of fifteen (15) years, *on condition* that all work shall be done in accordance with drawings filed herewith dated November 5, 1959, 4 sheets and March 31, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied



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with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 109-60-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Rose Associates, owner.

SUBJECT—Application February 18, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a Class 2 height district, the erection of a twenty-nine story office building with an encroachment beyond the required zoning envelope.

PREMISES AFFECTED—280-290 Park Avenue and 54-70 East 49th Street, southwest corner, and 51-71 East 48th Street, Block 1284, Lot 33 and part of Lot 30, Borough of Manhattan.

### APPEARANCES—

For Applicant: Julian Roth and Frederick P. Rose.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1960, acting on N.B. Applic. 2/60, reads:

"(1) Proposed structure, located in a class 2 height district, facing East 48th St. & East 49th St., encroaches beyond the required zoning envelope and is therefore contrary to Art. III, Sec. 8(g), Zoning Resolution;"

and

WHEREAS, the Board has examined the drawings filed by applicant and is of the opinion that, in view of the fact the areas allowable under the Zoning Resolution which are being given up far exceed the additional areas applied for, the application should be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a Class 2 height district, the erection of a twenty-nine story office building which encroaches beyond the required zoning envelope, on condition that the work shall be done in accordance with drawings filed herewith dated April 8, 1960, 1 sheet and February 18, 1960, 9 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 1:15 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON APRIL 19, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker.

## 705-59-A

APPLICANT—Robert J. Crinnion for Rose Conti, owner.

SUBJECT—Application October 30, 1959—Appeal from a

decision of the Borough Superintendent, re height of ceiling, basement.

PREMISES AFFECTED—2826 Philip Avenue, southeast corner of Quincy Avenue, Block 5545, Lot 80, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 16, 1959 on Alt. Applic. 335-58, reads:

"1. A seven foot ceiling height for liveable rooms is contrary to Sect. 5.1.4.2".

and

WHEREAS, the Board is of the opinion that the decision of the Borough Superintendent, dated October 16, 1959 on Alt App 335-58 should read:

1. A seven foot ceiling height for liveable rooms is contrary to Sect. C26-261.0.b."

WHEREAS, the applicant states that the building is 20 feet by 49 feet irregular in area, 1 story and basement, 15 feet high, of class 3 construction, located in residence use, DD area, class 1 height district, built in 1948, used and occupied since 1948 as follows; basement—garage and 3 room apartment, 1 family; 1st floor—one 4 room apartment, 1 family; and

WHEREAS, the applicant states that this dwelling with one car garage was erected on this plot under N.B. Applic. 599-48 and Certificate of Occupancy 4987 was issued December 8, 1948; that Violation C 619 was filed March 7, 1958 for having converted this one family dwelling to two families without approval of the Department of Buildings; that Alt. Applic. 335 was filed April 21, 1958 to legalize this conversion which complied with the provisions of subdivision b of Section C 26-261.0 except that the ceiling height is only 7 feet 1 inch above the basement floor instead of 8 feet; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated October 16, 1959, acting on Alt App 335-58 Objection No. One be and it hereby is modified and that the appeal be and it hereby is granted on condition that the building conform to drawings filed with this appeal dated October 30, 1959, 4 sheets, and February 24, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained.

## 797-59-A

APPLICANT—Herman E. Horwood for Carl Ahlers Incorporated, owner.

SUBJECT—Application November 30, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—168 Duane Street, south side, 44 feet 7¾ inches west of Hudson Street, Block 141, Lot 30, Borough of Manhattan.

### APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,

Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 23, 1959 on Alt. Applic. 1101-58, reads:

"3. Provide egress to the street from termination of



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the fire escape in the rear of building. 271 L.L.

"9—Provide access to a second means of egress, from rest room at front of bldg., without first going through the primary stway.—3rd floor."

and

WHEREAS, the applicant states that the building is 30 feet 6 inches by 117 feet in area, 5 stories, 108 feet high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built in 1886, now used and occupied since 1936: cellar—boiler room and storage, 1 person; 1st floor—office and shipping, 15 persons; 2nd floor—egg breaking, office and storage, 7 persons; 3rd floor—butter printing, storage and rest rooms, 8 persons; 4th floor—storage and egg candling, 6 persons; 5th floor—storage; and

WHEREAS, the applicant states that there is no manufacturing in cellar, 1st floor and 5th floor; that the means of exit consist of an interior wood 40 inch wide stairway, presently enclosed in wood partitions which it is proposed to fire retard with 2 inch by 4 inch studs covered on each side with  $\frac{5}{8}$  inch Fire Code 60 wall board with fireproof self-closing doors at the openings, and the second means is a fire escape on the rear of building; that this fire escape was altered and approved in 1916 on a variation granted by the New York State Industrial Commission (Plan 1097-16) and per Alt. Applic. 1924-16 filed with the Building Department; that about two years ago the premises at the rear were altered and the upper portion removed so that the previously accepted egress is no longer available and permission has been obtained from the owner of the premises to the west to construct an iron stairway from the 2nd story platform of our rear fire escape to adjoining rear yard with egress direct to street through doorway at west yard level; that egress from rest-room at front of 3rd story to the 2nd means without passing through the primary stairway, is due to lack of space between the wall of proposed stairway enclosure on this floor and the cold storage compartment it is not possible to create an additional hallway around the stair enclosure, but passage to the rear fire escape is easily available by passing through the cold storage compartment which is constructed of 6 inch cork with  $\frac{1}{2}$  inch cement on each side and has a wide aisle right down the center of same and there are never more than 2 or 3 persons in the rest-room at any one time; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated November 23, 1959, acting on Alt. App. 1101-58, Objections Nos. 3 and 9 and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated November 30, 1959, six sheets, *except* that the door on the first floor between the hall and the shipping room shall be closed with a one-hour partition; that the door from the stairhall to the street shall be kept open; that all laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained.

## 834-59-A

APPLICANT—Henry Ringelheim for Henry and Rosalia Ringelheim, owners.

SUBJECT—Application December 10, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 216, Subdivision 2(a) and section 34, Subdivision 1(a) of the Multiple Dwelling Law re—Ceiling height, basement.

PREMISES AFFECTED—160-162 Woodruff Avenue, south side, 40 feet east of Kenmore Place, Block 5063, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Henry Ringelheim.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 on Alt. Applic. 77/56, reads:

"1. The minimum ceiling height for a janitor's apartment is required to be 9'0" Sec. 216 Sub.2(a) and Sec. 34 Sub. 1(a)."

and

WHEREAS, the applicant states that the building is 31 feet 4 inches by 87 feet in area, 4 stories, 40 feet high, of class 3 construction, located in residence use, C area, class 1 height district, built in 1912, now used and occupied: Cellar—Janitor's apartment, boiler room and storage rooms; 1st to 4th floors—2 apartments each floor; and

WHEREAS, the applicant states that the cellar janitor's apartment is indicated on the original approved plans; that the records indicate the clear height to be 9 feet; that the actual ceiling height is 8 feet 3 inches; that apartment floor elevation is 9 inches above the rear yard; that under floor pipes makes it impossible to lower the floor level and comply with the law requirements; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated December 4, 1959, acting on Alt. App. 77/56, Objection No. 1, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated December 10, 1959, three sheets; that all laws rules and regulations applicable shall be complied with and that a new certificate of occupancy be obtained.

## 860-59-A

APPLICANT—Michael D. Schwartz for Elizabeth Manning, owner.

SUBJECT—Application December 16, 1959—Appeal from a decision of the Borough Superintendent, re—class 3 building, business use.

PREMISES AFFECTED—25 East 73rd Street, north side, 53 feet west of Madison Avenue, Block 1388, Lot 15, Borough of Manhattan.

APPEARANCES—

For Applicant: Michael D. Schwartz.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1959 on Alt. & P.&D. Applic. 1820-58, reads:

"1. Proposed occupancy for business of the 5th story of a class III bldg. is not permitted 4.2.1 B.C.

2. Stair enclosure should be 2 hours for 5 story class III bldg."

and

WHEREAS, the applicant states that the building is 20 feet by 80 feet in area, 5 stories, 50 feet high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built in 1907, now used and occupied: Basement—storage and heating plant; 1st floor—2 offices and kitchen, 6 persons; 2nd floor—2 offices, 6 persons; 3rd floor—2 offices and kitchen, 6 persons; 4th floor—3 offices, 6 persons; 5th floor—2 offices, 6 persons; and

WHEREAS, the applicant states that the building has been occupied by a commercial occupant for the past 8 years; that the present owner purchased the building in 1955 and occu-



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pies all floors for her own use; that the building occupancy is no more than thirty persons; that the nature of the business is such that the space on the top floor is necessary for the operation of the business; that the present sprinkler system in the public halls will remain and be maintained; that all stair and public hall enclosures including the stair soffits will be fire retarded with plaster over incombustible lath; that the space between the enclosure stud partitions will be filled with rock wool bats; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated December 15, 1959, acting on Alt and P&D App 1820-58, objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform with drawings filed with this appeal dated February 24, 1960, 7 sheets; that this appeal is granted only for the present use and for the duration of the present occupancy; that the spaces between studs in the stairhall partition shall be filled with rock wool; that all laws, rules and regulations applicable shall be complied with; and that a certificate of occupancy shall be obtained.

## 170-60-A

APPLICANT—Schulman and Soloway for L. J. R. Corporation, owner.

SUBJECT—Application March 9, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b of the Multiple Dwelling Law re—rear yard.

PREMISES AFFECTED—88-15 168th Street, east side, from 88th Avenue to 89th Avenue, Block 9819, Lot 3, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Lawrence Simmons.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1960 on N.B. Applic. 4669-59, reads:

"M-12 repeat—Provide multiple dwelling yard behind proposed building as per Sec. 27 subd. 2b M.D.L."

and

WHEREAS, the applicant states that the proposed building will be 215 feet by 103.41 feet irregular in area, 9 stories, 83 feet 4 inches high, of class 2 construction, located in residence and retail use, C area, class 1½ height district; that the proposed use and occupancy will be: cellar—37 car garage, boiler room, laundry, storage, meter room and 1 apartment for janitor; 1st floor—19 families; 2nd to 9th floor—21 families per floor; and

WHEREAS, the applicant states that they were retained as architects by the owners to design and draft the necessary plans and specifications for an apartment house project located on 168th Street between 88th and 89th Avenues, Jamaica, Borough of Queens, to be erected pursuant to Section 207 of the National Housing Act; that a site plan was prepared and at a preliminary conference the Multiple Dwelling Examiner of the Department of Housing and Buildings verbally approved the Site Plan; that detailed drawings, plans and specifications which were filed with the Department of Housing and Buildings and the Federal Housing Administration in October 1959; that the Engineering Section of the Department of Housing and Buildings approved the plans and thereupon a steel contract and other contracts were entered into by the owners; that an Objection Sheet dated February 4, 1960 was received from the Multiple Dwelling Section and said Sheet contained no mention of any objection pertaining to the site or the rear yards which is the basis of the objection appealed from herein; that the building facing on 88th Avenue is a legal building

and conforms to all legal requirements; that the perimeter of the building on the east side facing the adjoining 4 story building conforms to all requirements of ventilation and the rooms adjacent to this building are not living rooms or chambers; that both a bank and Federal Housing Administration commitment have been received by the owners and a closing must be held before May 15, 1960 or the commitments terminate and the project would have to be abandoned; that the project is a cooperative venture and a number of small investors have invested and an abandonment of the project and breach of the existing contracts, especially steel which has been detailed and fabricated, would result in a severe loss to all the investors; that the building has been designed to provide for the maximum of air and ventilation and the structure is surrounded by grounds and play area and coverage is substantially below that permissible under the law; and

WHEREAS, the applicant has shown that open areas are maintained which are equivalent to the yard areas required by law.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 4669-59, Objection No. M-12 be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that the work shall be done in accordance with drawings filed with this appeal dated, March 9, 1960, 7 sheets; that the area which is marked "parking lot" on the drawings which extends from the garage out to 168th Place shall be maintained permanently as an open area and as part of the property belonging with this plot; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 121-59-A—Vol. II

APPLICANT—Hurley & Hughes for Jerome De Ruedas, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent—re height, auto repair shop not permitted; previously granted on condition. PREMISES AFFECTED—256 Fulton Street, south side, 69 feet 6 inches east of West Street, Block 82, Lot 12, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

## 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

SUBJECT—Application reopened January 26, 1960—Appeal from an order and decision of the Fire Commissioner—re Sprinkler system.

PREMISES AFFECTED—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

For Administration: Lieut. John P. Manfredi, Fire Dept. ACTION OF BOARD—Laid over to May 10, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 147-59-A

APPLICANT—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.



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PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot J. Shapiro.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P.M. for inspection and decision; hearing closed.

364-59-A

APPLICANT—Charles M. Shapiro, for Jacob and Paul Wank, owners; Stalber Cycle Corporation, lessee.

SUBJECT—Application June 5, 1959—Appeal from an order and a Decision from the Fire Commissioner re: use of Spray Equipment, not of approved type.

PREMISES AFFECTED—529 Cozine Avenue and 744 Berriman Street, north west corner, Block 4541, Lot 23, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot J. Shapiro.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 P.M. for hearing after applicant obtains decision of the Borough Superintendent.

409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.

SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re: sprinkler system.

PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

APPEARANCES—

For Applicant: Michael A. Patton.

For Administration Lieut. John P. Manfredi, Fire Dept. and J. A. Sweeney, Dept of Hospitals.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P.M. for inspection and decision; hearing closed.

686-59-A

APPLICANT—De Rose and Cavalieri for Amerigo Coppola, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

APPEARANCES—

For Applicant: Anthony M. De Rose.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P. M. for inspection and decision.

746-59-A

APPLICANT—Robert J. Crinnion for Neimall Realty Corporation, owner.

SUBJECT—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

PREMISES AFFECTED—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P. M. for applicant to file revised drawings showing existing and proposed conditions; hearing previously closed.

799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.

SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).

PREMISES AFFECTED—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 P. M. for inspection and decision.

863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner.

SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Hurwit.

ACTION OF BOARD—Laid over to date to be set for applicant to file new decision of the Borough Superintendent and revised drawings.

381-32-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Albert Artsis, owner, Felton Le Mar lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the extension of a garage and gasoline station and the addition of minor motor vehicle repairs, car washing, non-automatic, lubricatorium and parking of cars awaiting service.

PREMISES AFFECTED—1630-1638 Fulton Street, southeast corner of Troy Avenue, Block 1700, Lot 6, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker .....4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on November 24, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 24, 1959, by adding thereto:

“that an additional office may be constructed within the existing building; that there may be a total of three approved pumps on the island facing Troy Avenue; that three additional 550-gallon approved gasoline storage tanks may be permitted, provided that the total number of such tanks shall not exceed twelve; all as shown on revised drawings marked ‘Received March 25, 1960’, 2 sheets; that, if any sign is to be placed on the property, a detail of this sign shall be submitted to the Board for approval, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt. 722/59)

787-55-BZ—Vol. III

APPLICANT—J. G. L. Molloy for B. Kerner and Son, Inc. and Padula Service Station, Inc., owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 31, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district, the enlargement in area of a gasoline service station by the addition of an adjoining lot and to relocate and add curb cuts and gasoline pumps.



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**PREMISES AFFECTED**—160-168 Ridge Street and 339-345 East Houston Street, southeast corner, Block 345, Lots 44, 48, 49 and 50, Borough of Manhattan.

**APPEARANCES**—

For Applicant: J. G. L. Molloy.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**THE RESOLUTION**—

WHEREAS, this application was amended by the Board as Vol. III, on March 31, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, as *amended* through March 31, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 132/55)

**360-47-BZ—Vol. II**

**APPLICANT**—J. G. L. Molloy for Jennie Pecora, owner.

**SUBJECT**—Application for consideration—reopen and restore to docket by order of the Court; set for hearing—re Application, decision of the Borough Superintendent; previously denied, under Sections 7e, 7f and 7i of the Zoning Resolution, permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repair, parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: J. G. L. Molloy.

**ACTION OF BOARD**—Application reopened and restored to docket, by order of the Court and set for hearing on June 1, 1960, at 10 A.M., for further consideration, requiring notice to affected owners by certified mail and two publications in the Bulletin; with leave to all parties to submit such other and further proof before the Board as they may be advised and with permission to the applicant to use such drawings, photographs and other data as are still applicable.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**273-54-BZ—Vol. II**

**APPLICANT**—Theodore L. Soontup for Louis Bronx, owner.

**SUBJECT**—Application reopened March 22, 1960 re—withdrawal as to Vol. II—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence business and manufacturing use district, the parking and storage of motor vehicles for a term of five years.

**PREMISES AFFECTED**—90-25 144th Place (Vanderbilt Avenue) east side, 134.6 feet south of Jamaica Avenue, Block 9985, Lot 37, Jamaica, Borough of Queens.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn as to Vol. II at the request of the applicant.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**599-54-BZ**

**APPLICANT**—Burke & Groh for Carl and John Mangels, owners.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired March 22, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7h and 7A of the Zoning Resolution, permitting in a residence and retail use district, the erection and maintenance of seven 1-car garages and permitting the parking and storage of patrons and employees cars, no fee to be charged, on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

**PREMISES AFFECTED**—255-13 Northern Boulevard, northside, 55.05 feet west of Glenwood Street, Block 8139, Lot 41, Little Neck, Borough of Queens.

**APPEARANCES**—

For Applicant: Jerrold I. Ehrlich.

**ACTION OF BOARD**—Application reopened and set for hearing on May 17, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**639-54-BZ**

**APPLICANT**—Frank J. Ross for Oslo Realty Corporation, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district for a term of five years, the conversion of existing tenants garage in cellar of multiple dwelling, to non-tenant transient garage for the storage of more than five motor vehicles.

**PREMISES AFFECTED**—70 East 162nd Street and 920-926 River Avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

**APPEARANCES**—

For Applicant: Benjamin Cohen.

**ACTION OF BOARD**—Application reopened and set for hearing on May 17, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

**THE VOTE**—

Affirmative: Chairman Foley, Vice-Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Sleeper ..... 1

**221-57-BZ—Vol. II**

**APPLICANT**—Henry Nordheim for Sophie Shleffar, owner.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the reconstruction of the present gasoline service station, greasing, car washing and two gasoline pumps.

**PREMISES AFFECTED**—439-451 Sound View Avenue and 440 Leland Avenue, south junction of, Block 3498, Lots 17 and 23, Borough of The Bronx.



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## MINUTES

### APPEARANCES—

For Applicant: Joseph O'Mara.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 351-59-SM

APPLICANT—Bultfabriks Aktiebolaget, owner, Heads and Threads Incorporated, agent.

SUBJECT—Application May 27, 1959—re: Bultfabriks Aktiebolaget High Strength Structural Bolts, approval of.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 726-54-SM

APPLICANT—The Chicago Faucet Company, owner.

SUBJECT—Application for consideration—withdraw reopening of October 2, 1956 re Chicago Faucet Vacuum Breaker, Models 893 ( $\frac{3}{8}$ " ) and 892 ( $\frac{1}{2}$ " ); previously approved.

### APPEARANCES—

For Applicant: Laurence Elisen.

ACTION OF BOARD—Reopening of October 2, 1956 withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

### 726-54-SM

APPLICANT—The Chicago Faucet Company, owner.

SUBJECT—Application for consideration—reopen for new design—re Chicago Faucet Vacuum Breaker, Models 893 ( $\frac{3}{8}$ " ) and 892 ( $\frac{1}{2}$ " ); previously approved.

### APPEARANCES—

For Applicant: Laurence Elisen.

ACTION OF BOARD—Application reopened for test and report, as to new design.

### THE VOTE—

Affirmative: Chairman Foley, Vice-Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

Adjourned 3:40 P. M.

JOSEPH J. DOYLE, Chief Clerk.

### \*CORRECTION

That portion of the minutes of the meeting of the Board of Standard and Appeals held on June 23, 1959 as they appeared in Bulletin No. 26, Vol. 44 hereby corrected to read as follows:

### 122-39-BZ—Vol. III

APPLICANT—Haus & Bresin, for The Cord Meyer Company, owner.

SUBJECT—Application reopened February 17, 1959, as Volume III—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station for a temporary term of fifteen (15) years.

PREMISES AFFECTED—88-20 Roosevelt Avenue, south side, 97.05 feet west of Case Street, Block 1510, Lot 1, Elmhurst, Borough of Queens.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and 7i *for a term of 15 years* to permit in a business use district, the erection and maintenance of a gasoline service station and uses lawfully accessory thereto *on condition* that all work shall be done in accordance with drawings filed with this application dated January 28, 1959, 5 sheets, except that the south wall of the accessory building shall extend along the south lot line and a brick wall, 5 feet 6 inches in height, shall extend from the southwest corner of the accessory building to the west lot line; that a woven wire fence 5 feet 6 inches in height shall extend along the west lot line from the termination of the brick wall on the south lot line to the building line of Roosevelt Avenue; that in all other respects all laws, rules and regulations applicable thereto shall be complied with; and that all permits shall be obtained and all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

\* Correction—In the Resolved portion the words "*for a term of 15 years*" have been added as indicated in italics above.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 18

### DIRECTORY

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Matter of Solomon vs. Murdock:—On December 17, 1957 the Board amended a resolution adopted by the Board on April 28, 1953, by permitting gasoline pumps and approved tanks as indicated on revised plan; also extending accessory building along the southerly lot line for use as shown on plans; Calendar Number 438-29-BZ Volume IV; Premises 406-418 Remsen Avenue, 958-966 Lenox Road and 2-6 East 58th Street, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Brown affirmed the Board's determination and dismissed the certiorari. (N. Y. Law Journal, April 30, 1959, page 13).

At the Appellate Division, Supreme Court, Second Department, Proceeding No. 502, Matter of Solomon, ap. (Murdock, res.)—Motion referred to the court that rendered the decision. Beldock, Acting P.J.; Ughetta, Christ, Pette and Brennan, JJ., concur. Motion for reargument denied, without costs. Motion for leave to appeal to the Court of Appeals denied. (N. Y. Law Journal, April 19, 1960, page 11).

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to April 26, 1960.*

*Cal. No. Dept. Premises Affected*

**294-60-SA**—Weil-McLain Type "E" Gas Boilers, E-3 through and including E-10 (8 sizes), manufactured by Weil-McLain Co., Appliance.

**295-60-BZ**—B.B.—14 Duryea Place, south side, 173 feet, 4 inches west of East 22nd Street, Block 5132, Lot 59, Borough of Brooklyn, Alt. 1210-48, re—retail sale and storage of household electrical appliances and toys—extension of rear building and proposed storage on second floor, residence use district.

**296-60-BZ**—B.Q.—3071 to 30-79 (30-75 official) 21st Street, and 21-02 to 21-10 30th Drive, southeast corner, Block 551, Lot 19, Astoria, Borough of Queens, N.B. 933-60, re—gasoline service station, lubritorium, minor auto repairs, car washing, storage of motor vehicles, ground signs and curb cuts, business use district.

**297-60-BZ**—B.B.—638-640 Utica Avenue, west side, 107 feet, 2½ inches south of Winthrop Street, Block 4617, Lot 15, Borough of Brooklyn, Alt. 568-60, re—proposed motor vehicle repair shop, including collision and repairs, touch up painting, acetylene torch welding, body and fender repairs, rear yard for storage of motor vehicles awaiting service, partly business and partly residence use district.

**298-60-BZ**—B.B.—478 Bay Ridge Parkway, south side, 86 feet, 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn, Alt. 917-60, re—change of use from an existing 2 family dwelling to professional offices—2 tenants, partly local retail and partly residence use district.

**299-60-A**—B.B.—478 Bay Ridge Parkway, south side, 86 feet, 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn, Alt. 917-60, re—live load.

**300-60-BZ**—B.B.—533-545 Coney Island Avenue, and 44-46 Hinckley Place, southeast corner, Block 5114, Lots 1 and 32, Borough of Brooklyn, Alt. 423-60, re—gasoline service station—proposed extension and reconstruction, lubritorium, auto washing (non-automatic), office and accessory sales, repair shop, safety inspection and parking and storage for more than five motor vehicles, show windows, signs and curb cuts, business use district.

**301-60-SM**—USG Metal Stud Gypsum Drywall Partition, manufactured by U. S. Gypsum Co., Material.

**302-60-A**—B.Bx.—1868 White Plains Road, east side, 78.06 feet south of Rhineland Avenue, Block 4050, Lot 35, Borough of the Bronx, Alt. 117-60, re—cellar apartment in a multiple dwelling.

**303-60-SM**—Insul-Fil, manufactured by the Insul-Fil Co., Inc., Material.

**304-60-BZ**—B.B.—2214-2244 Stillwell Avenue and 2-18 Bay 46th Street, southwest corner, and 11-57 27th Avenue, Block 6885, Lots 20, 22, 23, 24, 25, 30, 31, 35, 37, 45 and 59, Bor-

ough of Brooklyn, N.B. 546-60, re—proposed supermarket, loading and unloading, parking for patrons and employees' cars, business signs and curb cuts, residence use district.

**305-60-SA**—Sonner, Gas Fired Heaters, Model Nos. L-1, L-2, C-55, C-56, R, LV, LVS, Type L. Special, LIH, LIHS, manufactured by the Sonner Burner Co., Appliance.

**306-60-A**—B.M.—228-232 West 42nd Street, south side, 350 feet west of 7th Avenue, Block 1013, Lot 46, Borough of Manhattan, Alt. 1266-44, Certificate of Occupancy #31000—re—revocation of Certificate of Occupancy.

**307-60-SM**—M & W Fusible Link, manufactured by M & W Sales Corp., Material.

**308-60-SM**—M & W Syphon Cap, manufactured by the M & W Sales Corp., Material.

**309-60-BZ**—B.B.—5304-5368 18th Avenue, west side, 20 feet ¼ inch south of 53rd Street, Block 5479, Lot 42, Borough of Brooklyn, Alt. 851-60, re—proposed building and premises to be used for gasoline service station, lubritorium, and auto repairs, business use district.

**310-60-SA**—Clesco Dryer, Model No. Jet 60 dry, manufactured by Clesco National, Inc., Appliance.

**311-60-BZ**—B.Q.—1884 and 1886 Woodbine Street, south side, 70 feet, 1⅜ inches and 90 feet, 1⅜ inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens, Alt. 502-60 and 503-60, re—factory, office and storage, retail use district and extending into residence use district.

**312-60-BZ**—B.M.—849-857 3rd Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan, N.B. 32-60, re—office building, retail use district, abutting a residence use district and show window within 75 feet of residence use district.

### *Restored to Docket*

**602-51-BZ—Vol. I**—B.Bx.—2338 Hermany Avenue, south side, 341 feet west of Zerega Avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx, Amendment to Alt. 1174-55, reopened for consideration as to extension of term of variance, re—enlargement of second floor of existing building—residence use district.

**14-37-BZ—Vol. III**—B.Bx.—1665-1675 Jerome Avenue, west side, 150 feet north of Featherbed Lane, Block 2861, Lot 35, Borough of The Bronx, Alt. 897-59, re—body and fender repair work, spraying and the use of oxygen and acetylene—business use district.

**201-52-BZ—Vol. II**—M.A.—2021-2027 Neptune Avenue, northeast corner of West 21st Street, Block 6992, Lots 47 and 49, Borough of Brooklyn, GA:11 591906, re—3-550 gallon gasoline tanks, 1-550 gallon diesel oil tank and 4 pumps—business use district.

**992-38-BZ—Vol. II**—B.Bx.—2800-2824 Bruckner Boulevard, south side, from Swinton to Quincy Avenues, Block 5534,



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Lot 1, Borough of The Bronx, N.B. 296-60, re-gasoline service station, lubrication, auto washing (non-automatic), parking and storage etc.—residence use district.

**832-57-BZ**—B.M.—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan, Alt. 1192-57, reopened for construction as to extension of term of variance, re—parking and storage of more than five (5) motor vehicles—residence use district.

**275-58-BZ**—B.Q.—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17-27, 31 and 45, Far Rockaway, Borough of Queens, N.B. 4643-56, re—open spaces must be minimum feet in depth, etc.—residence use district.

**444-54-BZ**—B.M.—517 Manhattan Avenue, west side, 84 feet north of West 121st Street, Block 1948, Lot 17, Borough of Manhattan, C.O.A. 286-60, reopened for consideration as to extension of term of variance, re—hand laundry in basement—residence use district.

**35-34-BZ**—Vol. V—74 Wadsworth Avenue (60 official), northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan, N.B. 251-58, re—retail store and a motor vehicle repair shop, etc.—residence use district.

**587-42-BZ**—B.Bx.—551 East 149th Street and 555 St. Ann's Avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx, Amendment to Alt. 426-42, reopened for consideration as to expansion of term of variance, re—motor vehicle repair shop, etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

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| Arc and Gas Welding and Oxygen Cutting .....                                                | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                           | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                            | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                        | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                               | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                            | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                     | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
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| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....              | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                            | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                               | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                    | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                      | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                            | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                             | Apr. 13, 1937—Vol. 22, No. 15  |
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| Methyl Chloride Rules for Class B and C Refrigerating Systems...                            | Feb. 11, 1947—Vol. 32, No. 6   |

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| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25 |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                 |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36 |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40  |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26 |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23  |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36 |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## MAY 10, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning May 10, 1960, at 10 o'clock at 80 Lafayette Street 9th floor, New York 13, N. Y. on the following matters:

### 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

### 107-58-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for Rayco Corporation, owner; Rayco Auto Seat Covers Incorporated, lessee.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, erection of an extension to the existing legal building and continue the present uses, with the additional uses of display, sale, storage and installation of tires, shock absorbers and batteries.

**PREMISES AFFECTED**—2383 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

### 813-59-BZ

**APPLICANT**—James E. Vassalotti for Klondike Associates Incorporated, and Bernard Seltzer, owners.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.



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PREMISES AFFECTED—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue, and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

## 907-59-BZ

APPLICANT—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

PREMISES AFFECTED—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

## 633-59-BZ

APPLICANT—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.

PREMISES AFFECTED—212-01 Hillside Avenue, and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

## 327-23-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for K and G Export Parking, Inc., owner; Ten Pin Realty Inc., lessee.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from a garage and new car agency previously granted by the Board, to bowling alleys.

PREMISES AFFECTED—77-20 Northern Boulevard, southwest corner of 78th Street, Block 1250, Lot 6, Jackson Heights, Borough of Queens.

## 464-59-BZ

APPLICANT—A. H. Salkowitz for Jack Badash, owner.

SUBJECT—Application July 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—65-24 174th Street, westside, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

## 841-59-BZ

APPLICANT—Lama Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office, and extend the use to include gasoline service station lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

## 839-59-BZ

APPLICANT—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning

Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

PREMISES AFFECTED—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

## 851-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room and sales room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1, and 64, Borough of Manhattan.

## 172-60-BZ

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 173-60-A

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—Appeal from a decision of the Borough Superintendent re—stairs, stairways, enclosures of stairways.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 710-58-BZ—Vol. II

APPLICANT—Zeigler, Gill and Clabby for F. X. R. Incorporated, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

## 903-59-BZ

APPLICANT—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

## 842-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the



# CALENDAR

Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign, parking and storage of motor vehicles.

**PREMISES AFFECTED**—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner, 399 West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan and Estate of Harry Klein (Phoebe C. Klein, Executrix), owners.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing six story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

## 58-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application January 25, 1960—decision of the Borough Superintendent, under Section 7A of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station in conjunction with the proposed alteration, the installation of two (2) 30 foot curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—2122-2128 (2128 official) Richmond Terrace and 2-12 Maple Avenue, southwest corner, Block 1074, Lot 55, Port Richmond, Borough of Richmond.

## 66-60-BZ

**APPLICANT**—Victor E. Block for Bennett Ave. Parking Corporation, owner.

**SUBJECT**—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 512-59-BZ

**APPLICANT**—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

**SUBJECT**—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office, lumber shed and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

**PREMISES AFFECTED**—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

**Hearing closed**—Laid over from February 9, 1960, to February 24, 1960, for hearing at request of attorney for objectors; then to March 8, 1960, for inspection and decision; then laid over from March 8, 1960, date to be set, for applicant to file revised plans and new decision of the Borough Superintendent; then set for May 10, 1960.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision.

## 1067-27-BZ—Vol. II

**APPLICANT**—Morton S. Cahn for William Gramer, owner.

**SUBJECT**—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

**PREMISES AFFECTED**—70-25 Cypress Hills Street, and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, lot 44, Glendale, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision.

## 458-16-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

**SUBJECT**—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a retail use C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

**PREMISES AFFECTED**—17 to 33 West 9th Street, north-side, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 723-59-BZ

**APPLICANT**—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for "Day and Night Parking" for more than five (5) motor vehicles.

**PREMISES AFFECTED**—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 526-59-BZ

**APPLICANT**—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

**SUBJECT**—Application August 11, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

**Hearing closed**—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.



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## 443-40-BZ—Vol. III

APPLICANT—Herman Kron for Jack Washton, owner.  
SUBJECT—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district the erection of a one story extension to the rear of an existing building to extend the present retail use. Extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

PREMISES AFFECTED—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to file new photographs.

## 810-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street, southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to file new drawing.

## 710-59-BZ

APPLICANT—Robert J. Crinnion for L. Fragasso, owner.

SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.

PREMISES AFFECTED—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to submit affidavit and drawing of existing conditions.

## 847-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas D'Angelo, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot (pleasure type vehicles only), for a temporary term of ten (10) years.

PREMISES AFFECTED—114-116 Pulaski Street, south side, 255 feet, west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 212-34-BZ—Vol. III

APPLICANT—Herman Kron for Sinclair Refining Company, owner.

SUBJECT—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, refinish the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

PREMISES AFFECTED—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lot 97 and 99, Borough of Brooklyn.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to amend plan.

## 864-59-BZ

APPLICANT—Dominick Salvati and Son for Cono D'Elia, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision; applicant to submit revised plan.

## 5-60-BZ

APPLICANT—Abraham Grossman for Andrett Realty Corporation, owner.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under sections 7e and 19A(j) of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth.

PREMISES AFFECTED—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

Hearing closed—Laid over from April 19, 1960, to May 10, 1960, for inspection and decision.

## 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage to factory for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

Hearing closed—Laid over from March 15, 1960, to April 19, 1960, for continued hearing at the request of an objector, applicant concurring; then to May 10, 1960, for inspection and decision.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickerberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient storage lot, for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

Hearing closed—Laid over from March 22, 1960, to April 5, 1960, for inspection and decision; then to April 26, 1960, for decision; applicant to file revised plans; then to May 10, 1960, for applicant to file revised drawings and for decision; premises having been previously inspected.

MAX H. FOLEY, *Chairman.*



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**MAY 10, 1960, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 10, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 796-45-A—Vol. II

APPLICANT—Arnold W. Lederer for Bruger Realty Corp., Rita Saunders and Herbert Schacht, owners; Henry Sharpe, lessee.

SUBJECT—Application reopened March 17, 1959, as Volume II—appeal from a decision of the Borough Superintendent re: changes in occupancy throughout buildings.

PREMISES AFFECTED—22 East 16th Street (Buckingham Road), west side, 172 feet, 7 inches south of Caton Avenue, Block 5076, Lot 14, and 28 East 16th Street (Buckingham Road), west side, 229 feet 7 inches south of Caton Avenue, Block 5076, Lot (part of 14), Borough of Brooklyn.

## 746-59-A

APPLICANT—Robert J. Crinnion for Neimall Realty Corporation, owner.

SUBJECT—Application November 17, 1959—Filed pursuant to section 310 of the Multiple Dwelling Law for variation of section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

PREMISES AFFECTED—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

## 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

SUBJECT—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

## 147-59-A

APPLICANT—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.

PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

## 409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.

SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.

PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.

## 686-59-A

APPLICANT—De Rose and Cavaliere for Amerigo Coppola, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—3587-3589 East Tremont Avenue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

## 799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.

SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).

PREMISES AFFECTED—124 Patchen Avenue, southwest corner, of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

## 640-59-A

APPLICANT—Samuel Garnett for 306 East 61st Street Corporation, owner.

SUBJECT—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—306-316 East 61st Street, south side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

## 875-59-A

APPLICANT—A. Huntley Smith for The Shetland Company, Incorporated, owner.

SUBJECT—Application December 22, 1959—Appeal from a decision of the Fire Commissioner—re Packaging, transportation, storage and sale of combustible mixture known as Shetland Rug Shampoo in 1 quart glass containers, containers not in conformity with Administrative Code requirements.

## 899-59-A

APPLICANT—Joseph A. Marck for Michael J. Costa and Carmine Vitale, owners.

SUBJECT—Application December 30, 1959—Filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 56, sub-division 5 and Section 171, sub-division 2b and Section 173 sub-division 2 of the Multiple Dwelling—re egress, 3rd floor living quarters.

PREMISES AFFECTED—23-57 122nd Street, northeast corner of 25th Avenue, Block 4226, Lot 1, College Point, Borough of Queens.

## 920-59-A

APPLICANT—Samuel Rosenblum for 247 W. 38th Street, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Fire Commissioner re—elevator kept in readiness etc.

PREMISES AFFECTED—247-255 West 38th Street, north side, 457 feet 2 $\frac{3}{4}$  inches west of Seventh Avenue, Block 788, Lot 19, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

**MAY 17, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, May 17, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 736-59-BZ

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

Laid over from April 26, 1960, to May 17, 1960, for continued hearing; applicant to submit new drawing.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and resi-



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dence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs (hand tools only), lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

**PREMISES AFFECTED**—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

**Hearing closed**—Laid over from April 19, 1960, to April 26, 1960, for hearing, at the request of an objector; then to May 17, 1960 for inspection and decision; applicant to file new elevations.

## 889-59-BZ

**APPLICANT**—John J. Tricarico for Peter Sorrentino, owner.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling class A, 3 families to a converted dwelling class A, 3 families and store for retail use.

**PREMISES AFFECTED**—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

**Hearing closed**—Laid over from April 26, 1960 to May 17, 1960, for inspection and decision.

## 769-59-BZ

**APPLICANT**—Samuel Garnett for Michael J. Winterkorn, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building by converting the first floor from office and fitting room to store and the third floor from residence to manufacturing and storage.

**PREMISES AFFECTED**—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

**Hearing closed**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 770-59-A

**APPLICANT**—Samuel Garnett for Michael J. Winterkorn, owner.

**SUBJECT**—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re—egress.

**PREMISES AFFECTED**—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

## 825-59-BZ

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Steinfrank Realty Corporation, owner: Plywood and Door Northern Corporation, lessee.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products (previously granted by the Board) to storage of lumber and wood products.

**PREMISES AFFECTED**—2856 Webster Avenue, east side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of The Bronx.

**Hearing closed**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 809-59-BZ

**APPLICANT**—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gamble and D'Agostino, lesse.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the

change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.

**PREMISES AFFECTED**—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

**Hearing closed**—Laid over from April 26, 1960 to May 17, 1960, for inspection and decision.

## 181-59-BZ

**APPLICANT**—Samuel J. Buchbinder, owner.

**SUBJECT**—Application March 19, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a wholesale wet wash laundry.

**PREMISES AFFECTED**—388-392 East 198th Street, south side, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

**Hearing closed**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 853-59-BZ

**APPLICANT**—Robert Gottlieb for Max Weiss, owner.

**SUBJECT**—Application December 15, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

**PREMISES AFFECTED**—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

**Hearing closed**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 913-59-BZ

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owners.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a class B multiple dwelling to medical offices, medical laboratories and two dwellings.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 914-59-A

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owners.

**SUBJECT**—Application December 24, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction business use, elevator, etc.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 756-59-BZ

**APPLICANT**—John J. Lynch and James J. Lyons, Jr. for Samuel Edelman, owner.

**SUBJECT**—Application November 19, 1959—decision of the Borough Superintendent, under sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story building, consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

**PREMISES AFFECTED**—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

Laid over from April 26, 1960, to May 17, 1960 for inspection and decision.

## 796-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Norman



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C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under Section 7a, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

**PREMISES AFFECTED**—119 Bruckner Boulevard and 111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 816-59-BZ

**APPLICANT**—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot, and nearby plot, no fees to be charged.

**PREMISES AFFECTED**—2346-2350 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 1-58-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for Isadore A. and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

**PREMISES AFFECTED**—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyne Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 13-60-BZ

**APPLICANT**—H. M. Cole for William B. and Cora Baird, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

**PREMISES AFFECTED**—59-61 Barrow Street, south side, 58 feet, 1¾ inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

MAY 24, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 24, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 310-59-BZ

**APPLICANT**—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

**SUBJECT**—Application May 5, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

**PREMISES AFFECTED**—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

**ACTION OF BOARD**—Laid over from March 22, 1960; date to be set for new hearing; applicant to send out new notices; then set for May 24, 1960.

## 862-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution to permit in a retail use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, office and salesroom and extend such uses to include minor auto repairs, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—96-23 to 96-31 (96-27 official) Queens Boulevard, and 95-04 to 95-12 63rd Road, northeast corner, Block 2088, Lot 22, Rego Park, Borough of Queens.

## 814-59-BZ

**APPLICANT**—Irving G. Kay for 379 Fifth Ave. Corporation, owner; Flannery Parking System, lessee.

**SUBJECT**—Application November 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot.

**PREMISES AFFECTED**—388-402 Hudson Street, and 22-28 Clarkson Street, southeast corner, and 264-270 West Houston Street, Block 581, Lot 45, Borough of Manhattan.

## 8-60-BZ

**APPLICANT**—Leonard F. Rothkrug for H and W Building Corporation, owner; Strauss Stores Corporation, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor motor vehicle repairs including auto seat cover installation, tire changing and installation of auto mufflers and tail pipes to existing retail sales with accessory patron parking, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—762 to 772 Sheffield Avenue, northwest corner of Linden Boulevard, Block 4321, Lot 22, Borough of Brooklyn.

## 192-56-BZ—Vol. II

**APPLICANT**—Paul Friedman for Felnor Realty Corporation and Kathleen Wilson Bebis, owners; General Outdoor Advertising Company, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station without the required rear yard, lubritorium, non-automatic car washing, office and sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and ground sign, with signs and show



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windows within 75 feet of a residence use district for a stated term of twenty (20) years.  
**PREMISES AFFECTED**—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## 47-60-A

**APPLICANT**—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corporation, owners; General Outdoor Advertising Company, lessee.  
**SUBJECT**—Application January 15, 1960—Appeal from a decision of the Borough Superintendent re—review of decision re—Zoning matter.  
**PREMISES AFFECTED**—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## 2-60-BZ

**APPLICANT**—Henry Nordheim for Milson Service, Incorporated, owner.  
**SUBJECT**—Application January 4, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, "B" area district, the construction of a one story, Class 3 building extending into the residence use district without the required rear yard to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use.  
**PREMISES AFFECTED**—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of The Bronx.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.  
**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

## 77-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Inc., owner.  
**SUBJECT**—Application February 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.  
**PREMISES AFFECTED**—156-03 Horace Harding Expressway North, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

## 19-60-BZ

**APPLICANT**—Henry Nordheim for Emilia De Ponte, owner.  
**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a residence use district the use of two existing garages on the rear of the property for the parking and storage of eight cars and the parking and storage of four cars on the unbuilt upon portion of the plot in addition to the present accessory parking.  
**PREMISES AFFECTED**—252 East 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx.

## 197-54-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Bartley Holding Corporation, owner.  
**SUBJECT**—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the premises constructed and maintained in part as a gasoline service station with conjunctive uses and in part as a doctor's office building by converting the doctor's office building to an office building and maintenance of a business sign.  
**PREMISES AFFECTED**—58-12 to 58-30, (58-12 to 58-20, official), Francis Lewis Boulevard and 58-15 to 58-37 Hollis Court Boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

## 6-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Hagish Realty Company, Incorporated, owner; A. L. S. Steel Corporation, lessee.  
**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing use D area district, the erection of a building occupying more than the permitted area.  
**PREMISES AFFECTED**—126-09 34th Avenue, north side, 40 feet east of 126th Street, Block 1820, Lots 40 and 1, Corona, Borough of Queens.

## 91-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.  
**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 92-60-BZ and 93-60-BZ.  
**PREMISES AFFECTED**—759-769 Broadway, west side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

## 161-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.  
**SUBJECT**—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.  
**PREMISES AFFECTED**—759-769 Broadway, west side, Block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

## 92-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.  
**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 93-60-BZ.  
**PREMISES AFFECTED**—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit #2.

## 162-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Asso-



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ciates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

**PREMISES AFFECTED**—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit 2.

## 93-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 92-60-BZ.

**PREMISES AFFECTED**—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan. Unit #3.

## 163-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

**PREMISES AFFECTED**—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan. Unit #3.

## 602-51-BZ—Vol. I

**APPLICANT**—Robert Gottlieb for Hermany Farms, Inc., owner.

**SUBJECT**—Application reopened April 26, 1960 for consideration as to extension of term of variance, expires May 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor (previously granted by the Board and parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25 for a term of years).

**PREMISES AFFECTED**—2338 Hermany Avenue, south side, 341 feet west of Zerega Avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx.

## 832-57-BZ

**APPLICANT**—Richard B. Rutledge for St. John Baptist Church, owner.

**SUBJECT**—Application reopened April 26, 1960 for consideration as to extension of term of variance, expired April 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

**PREMISES AFFECTED**—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

## 444-54-BZ

**APPLICANT**—Liroff and Liroff for Willie Earl Robinson, owner; Herman Jacoby, lessee.

**SUBJECT**—Application reopened April 26, 1960 for extension of term of variance, expires May 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district the maintenance of existing hand laundry in basement.

**PREMISES AFFECTED**—517 Manhattan Avenue, west side, 84 feet north of West 121st Street, Block 1948, Lot 17, Borough of Manhattan.

## 587-42-BZ

**APPLICANT**—Louis R. Siegel for Dorothy A. Siegel, owner.

**SUBJECT**—Application reopened April 26, 1960 for consideration as to extension of term of variance, expires June 14, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—551 East 149th Street and 555 St. Ann's Avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx.

## 379-33-BZ—Vol. IV

**APPLICANT**—Lama, Proskauer and Prober for Anna Haurylak, owner.

**SUBJECT**—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubrication, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

**PREMISES AFFECTED**—79-10 Astoria Boulevard southeast corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision; to March 8, 1960, at request of the applicant, to submit additional information and for continued hearing; then to March 22, 1960, for re-inspection and decision; then to May 24, 1960, at the request of applicant; for decision.

MAX H. FOLEY, *Chairman.*

## MAY 24, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, May 24, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 801-59-A

**APPLICANT**—Dominick Salvati and Son for Carl E. Tavolacci, owner.

**SUBJECT**—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

**PREMISES AFFECTED**—8500 18th Avenue, southwest corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

### 203-60-A

**APPLICANT**—Lama, Proskauer and Prober for Nicholas Scandore, owner.

**SUBJECT**—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.

**PREMISES AFFECTED**—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

### 364-59-A

**APPLICANT**—Charles M. Shapiro for Jacob and Paul Wank, owners; Stalber Cycle Corporation, lessee.



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SUBJECT—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of spray equipment, not of approved type.

PREMISES AFFECTED—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn.

## 122-60-A

APPLICANT—Albert E. Wheeler for Cleveland E. Dodge, owner.

SUBJECT—Application February 23, 1960—filed pursuant to Section 36, Article 111 of the General City Law re—proposed building not adjoining an improved street and appeal from decision of the Borough Superintendent re—Class 4 building, coverage excessive.

PREMISES AFFECTED—4655 Hadley Avenue, west side, 310.88 feet south of West 247th Street, Block 3418, Lot 324, Borough of the Bronx.

## 128-60-A

APPLICANT—Joseph Mitchell for Angelo Cuoco, owner; Robert W. Strachan, Jr., Incorporated, lessee.

SUBJECT—Application February 25, 1960—appeal from a decision of the Borough Superintendent—re construction, tabular height of one story excessive.

PREMISES AFFECTED—357 West Broadway, east side, 85.9 feet south of Broome Street, Block 475, Lot 10, Borough of Manhattan.

## 137-60-A

APPLICANT—Joseph Nirenberg for Clare Marks, owner. SUBJECT—Application February 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, within a frame structure on the same lot.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

## 179-60-A

APPLICANT—H. Kamenka for Adee Tower Apts., Incorporated, owner.

SUBJECT—Application March 10, 1960—Appeal from a decision of the Borough Superintendent—re use of double hung aluminum windows.

PREMISES AFFECTED—3000 Bronx Park East, northeast corner of Adee Avenue, Block 4543, Lots 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67 and 22-P, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

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# MINUTES

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## REGULAR MEETING

TUESDAY MORNING APRIL 26, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on new proposal—decision of the Borough Superintendent under Section 7h of the Zoning Resolution to permit in a residence use district, the maintenance of a non-transient storage lot, for the storage of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 10 A. M. for applicant to file revised drawings and for decision, premises having been previously inspected and hearing previously closed.

## 1-58-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Isadore A. and Max J. Raff, owners: H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyne Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

## APPEARANCES—

For Application: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 181-59-BZ

APPLICANT—Samuel J. Buchbinder, owner.

SUBJECT—Application March 19, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a retail wet wash laundry.

PREMISES AFFECTED—338-392 East 198th Street, southside, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

## APPEARANCES—

For Applicant: Ralph Cristofolo and Lawrence H. King.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 736-59-BZ

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, southside, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen and F. G. Mantzaris.

For Opposition: Louis M. Nicotina, Mrs. George Gaubatz, Mrs. Raymond Herbert, Mrs. Marion Gioia, Mrs. Emilio Castrovinci, Viola Hempe, Mary Cali, Isaac Mischvinsky, Anna Zedlovich, Elliott Keller, Carl Glassberg, Gordon Allen and John Meany.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for continued hearing; applicant to submit new drawing.



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## 756-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for Samuel Edelman, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under Sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local use, D area district, the erection of a one-story building, consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

PREMISES AFFECTED—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

### APPEARANCES—

For Applicant: John J. Lynch, Rosine Stewart and James J. Lyons, Jr.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 769-59-BZ

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building, by converting the first floor, from office and fitting room, to store and the third floor from residence to manufacturing and storage.

PREMISES AFFECTED—315 East 83rd Street, north-side, 250 feet east of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Garnett and Anne Retzler.

For Opposition: Philip Bramnick.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 770-59-A

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re-egress.

PREMISES AFFECTED—315 East 83rd Street, north-side, 250 feet east of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Garnett and Anne Retzler.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 769-59-BZ; hearing closed.

## 796-59-BZ

APPLICANT—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7a, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room and sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—119 Bruckner Boulevard and 111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed; applicant deleted Section 7c and added Section 7f to the sections under which he is filing his application.

## 809-59-BZ

APPLICANT—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gambale and D'Agostino, lessees.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.

PREMISES AFFECTED—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

### APPEARANCES—

For Applicant: Thomas P. Crinnion.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 816-59-BZ

APPLICANT—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence and business use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot and nearby plot, no fees to be charged.

PREMISES AFFECTED—2346-2350 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Mortimer Galvin.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 825-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Steinfank Realty Corporation, owner; Plywood and Door Northern Corporation, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building, from storage of paper products, previously granted by the Board, to storage of lumber and wood products.

PREMISES AFFECTED—2856 Webster Avenue, east-side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Harold P. Buckley.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales, to minor auto repairs, hand tools only, lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.



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PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: Samuel Rothstein, Ben Machover, Josephine Frontino and Rebecca Drayer.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; applicant to file new elevations; hearing closed.

## 853-59-BZ

APPLICANT—Robert Gottlieb for Max Weiss, owner.  
SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

PREMISES AFFECTED—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.  
For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 889-59-BZ

APPLICANT—John J. Tricarico for Peter Sorrentino, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling class A, for three families, to a converted dwelling class A, for three families and store for retail use.

PREMISES AFFECTED—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

## APPEARANCES—

For Applicant: John J. Tricarico.  
For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 913-59-BZ

APPLICANT—Harry Soled for Louis and Mildred Robins, owners.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a class B multiple dwelling, to medical offices, medical laboratories and two dwellings.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harry Soled.  
For Opposition: Kurt W. Lore, Franklin L. Bass and Theodore H. Fried.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 914-59-A

APPLICANT—Harry Soled for Louis and Mildred Robins, owners.

SUBJECT—Application December 24, 1959—appeal from a decision of the Borough Superintendent—re Class 3 Construction, business use, elevator, etc.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Laid over to May 17, 1960, at 10

A. M. for inspection and decision in conjunction with Cal. No. 913-59-BZ; hearing closed.

## 13-60-BZ

APPLICANT—H. M. Cole for William B. and Cora Baird, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

PREMISES AFFECTED—59-61 Barrow Street, south side, 58 feet, 1 and  $\frac{3}{4}$  inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

## APPEARANCES—

For Applicant: H. M. Cole, Bil Baird, Cora Baird, Franz Fazakas and George Baird.

For Opposition: Anne Dix, Edith E. Asbury and Arnold Henry Bergier.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 1220-23-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Roosevelt Savings Bank of the City of New York, owner; Elwood Cross, lessee.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance expired March 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a business use district, the extension of a gasoline service station and the parking and storage of more than five motor vehicles, for a term of years.

PREMISES AFFECTED—1090-1094 Gates Avenue, east side, 85 feet north of Broadway, Block 3339, part of Lot 52, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred M. Lama.  
For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on March 6, 1945 this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation March 1, 1960, granted under Section 7h for a term of five years, to permit the balance of the lot to the north and the rear portion of the gasoline selling station area to be occupied for the parking and storage of more than five motor vehicles; that pleasure type cars only shall be stored and parked; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on April 26, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 3739-43, reads:

"Since the term of variance for 5 years expires March 1, 1960 and further extension of time is referred back to the Board of Standards and Appeals under Cal. #1220-23-BZ, Vol. II."

Resolved, that the Board of Standards and Appeals does hereby amend that portion of the resolution adopted March



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6, 1945, as amended through March 1, 1955, which relates to the parking and storage of pleasure type motor vehicles permitted under Section 7h of the Zoning Resolution, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 91-43-BZ

APPLICANT—Vincent J. Bensì for Cono Innamorato, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the conversion of occupancy of an existing building to a junk shop, for a term of years.

PREMISES AFFECTED—279 Frost Street, north side, 190 feet west of Debevoise Avenue, Block 2858, part of Lots 29 and 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: V. J. Bensì.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on July 13, 1943 as amended thereafter through April 12, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that everything in connection with junk shop operations is conducted in the inside of the building in compliance with Section 7B of the Zoning Resolution; that loading and unloading is done at the front of the building where the loading platform is situated as shown on drawing and photographs filed with this application; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation April 12, 1960; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on April 26, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 acting on B. N. Applic. No. 155-43, reads:

"1. Proposal to extend expiration date for a Certificate of Occupancy for another five (5) years—from April 12, 1960, Bd. of St. & Appeals #91-43-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 13, 1943, as amended through April 12, 1955 only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 346-49-BZ

APPLICANT—Murry Kalik for Jessie Ridley, owner; Van Eyck Studios, lessee.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires

June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy from stockroom on second floor to a carpentry shop with a power saw and paint shop.

PREMISES AFFECTED—179 East 119th Street, north side, 100 feet west of 3rd Avenue, and 2190 3rd Avenue, Block 1768, Lots 32, 34 and 37, Borough of Manhattan.

### APPEARANCES—

For Applicant: Murry Kalik.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on June 20, 1950, amended June 1, 1955, this application (Volume I) was granted by the Board on certain conditions; and

WHEREAS, the applicant states that the square block bounded by 3rd Avenue on the east, Lexington Avenue on the west, East 120th Street on the north and East 119th Street on the south has had a change since the last extension was given in that the properties on this square block beginning approximately 115 feet west of 3rd Avenue have been condemned and Public School #7 has been erected thereon; that the condemnation which ensued, included two garages and a tenement which were owned by Miss Ridley; that the remainder of the condemned property belonged to others of Miss Ridley's family; that this property had been in the family for over 50 years; that, as a result of this condemnation, no change whatsoever was made in any portion of the site which is the basis for this petition; that the space for which this continued variance is requested, is still used in the same manner and in connection therewith a considerable investment was made therein; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation on June 1, 1960; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on April 26, 1960 at 10 A. M., subject to the regular procedure, waiving all requirements except a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 10, 1960, acting on Alt. Applic. 1532-48, reads:

"Before an application for a Certificate of Occupancy to supersede Certificate #44308 can be considered, it will be necessary to apply to the Board of Standards & Appeals for an extension of time beyond June 1, 1960 of the variance granted by said Board under Cal. #346-49-BZ."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 20, 1950, as amended through June 1, 1955, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 100-50-BZ

APPLICANT—Lama, Proskauer, and Prober for Alfonso L. Algozer and Estate of Frank LaMar, owners.

SUBJECT—Application reopened March 30, 1960 for consideration as to extension of term of variance, expired April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7i and 7e of the Zoning Resolution, permitting in a business use district, the change in occupancy, from auto painting on first floor and light manufacturing on the second floor, to motor vehicle repair shop, lubritorium and wheel alignment on



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first floor and light manufacturing on the second floor.  
PREMISES AFFECTED—1241 DeKalb Avenue, west side 70 feet 7 inches north of Evergreen Avenue, Block 3232, Lot 77, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on June 27, 1950, as amended through April 12, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation April 12, 1960; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on April 26, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 8, 1960 acting on Alt. Applic. No. 4180-49, reads:

"1. The term of the variance granted by the Board of Standards and Appeals under Cal. No. 100-50-BZ has expired and can be extended only by the Board."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 27, 1950, as amended through April 12, 1959, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 672-54-BZ

APPLICANT—Michael A. Cardo for Estate of John Cepollaro—Rose Cepollaro, executrix, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting the extension of existing legal parking and storage of motor vehicles in a restricted retail use district, and extension into the residence use district portion of plot.

PREMISES AFFECTED—26-34 City Island Avenue, northeast corner of Belden Street, Block 5637, Lots 61, 72, 75 and 139, Borough of The Bronx.

## APPEARANCES—

For Applicant: M. A. Cardo.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on May 24, 1955 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation May 24, 1960; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on April 26, 1960 at 10 A.M., re-

quiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 23, 1960 acting on Alt. Applic. No. 742-54, reads:

"1. The proposed extension of the parking area into a Residence use district is contrary to Sect. 3 of the Zon. Res. and Board of Standards and Appeals Cal. 672-54-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 24, 1955, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 88-59-BZ

APPLICANT—Burke, Green and Groh for Wall Realty Incorporated, owner.

SUBJECT—Application February 13, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station; lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five (5) motor vehicles, on a lot which will contain two buildings not accessory to each other.

PREMISES AFFECTED—254-05 Horace Harding Expressway, northeast corner of 254th Street, Block 8256, Lot 2, Little Neck, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker..... 4

Negative: Commissioner Fox..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on July 21, 1959 after due notice by publication in the Bulletin; laid over to September 22, 1959 for inspection and decision; hearing closed; laid over, date to be set; applicant to file revised drawings and new decision of the Borough Superintendent, and for two publications in the Bulletin; set for March 8, 1960 and laid over to March 22, 1960 for continued hearing; then laid over to April 5, 1960 for inspection and decision; then to April 26, 1960 for further consideration and decision; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1959 as amended by a decision dated February 1, 1960 acting on N.B. Applic. No. 4236-58, reads:

1. Proposed erection of a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking of more than five motor vehicles in a local retail use district is contrary to Art. II, Section 4-c of the Zoning Resolution.

2. Proposed erection of a ground sign in a local retail use district is contrary to Art. II, Section 4-c of the Zoning Resolution.

3. Two buildings on lot, one building not accessory to the other is contrary to Article I, Section 1(v) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate



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case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a local retail use district for a term of fifteen years, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, minor auto repairs with hand tools only, office, sale of accessories and parking of more than five motor vehicles on a lot which will contain two buildings not accessory to each other, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 13, 1959, one sheet and January 22, 1960, six sheets revised; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 788-59-BZ

APPLICANT—Leonard F. Rothkrug for 275 Realty Corporation, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Sections 7f, and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office, sales, signs and parking of cars awaiting service.

PREMISES AFFECTED—540-546 6th Avenue, southwest corner of 15th Street, Block 1048, Lot 34, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 26, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 20, 1959 acting on N.B. Applic. No. 2751-59, reads:

"1. Proposed building and premises, in a business zone, to be used for gasoline service station is contrary to Article II, PP. 4a, subsection 46 of the Zoning Resolution.

2. Proposed ground sign in a Business use zone is contrary to Article II, PP. 4a, subsection 49 of the the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f and i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station with accessory minor motor vehicle repairs, non-automatic car washing, office and sales, signs and parking of cars awaiting service, for a period of fifteen years, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 24,

1959, 2 sheets and April 1, 1960, 3 sheets; on the *further condition* that there shall be one curb cut only on 15th Street, not more than fifty feet from the corner of Sixth Avenue; that the accessory building shall be so placed that it will be six feet from the south lot line; that drawings of the brand sign and the sign on the building shall be filed with the Board for approval; that a split sapling fence shall be constructed along the south lot line; that the owner may relocate the pumps now shown parallel to 15th Street if he so desires; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

Adjourned: 12:40 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, April 26, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 750-38-SA—Vol. II

APPLICANT—Crane Co., owner—reopened by vote of the Board Jan. 28, 1958 for amendment of resolution, additional vacuum breaker.

### APPEARANCES—

For Applicant: Arnold J. Knack.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 750-38-SA—Vol. II—Amendment of resolution as to additional vacuum breaker.

Crane Company, Chicago, Illinois requested by filing an application that the resolution adopted January 24, 1939 and amended through February 23, 1955 under Calendar Number 750-38-SA, Vol. I, be reopened and amended so as to include the additional vacuum breaker, Model 8H-549. The application was reopened by a vote of the Board January 28, 1958.

USE: A vacuum breaker to prevent back siphonage.

DESCRIPTION: This back flow preventer is of the angle type having a female inlet at the bottom and a female outlet at the side similar to Model 8H-550 and Model C-7830 (approved under Calendar Number 750-38-SA).

The internal floating member is of a molded plastic material (Bakelite), having a thin rubber disc fastened at the bottom, acting as a check valve when the breaker is in the normal position (flow-shut-off). A rubber disc is also fastened to the top of the float to seal off the opening to atmospheres while the water is flowing. This feature is to prevent leakage through the vent cap which may occur at low flow rates. The opening to atmosphere is protected by a canopy.

INSPECTION AND TEST: The vacuum breaker was tested at the Department of Water Supply, Gas & Electricity Test Bench, Brooklyn, New York and during the test the appliance showed no signs of back siphonage. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 24, 1939 and amended through February 23, 1955 under Calendar Number 750-38-SA, Vol. I, be amended so as to include the Crane Company Vacuum Breaker and Back Flow Preventer, Model



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8H-549 on condition that the requirements of the resolution adopted January 24, 1939 under Calendar Number 750-38-SA—Vol. I are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 706-45-SM—Vol III

APPLICANT—Flexicore Co., Inc., owner—additional size flexcore slabs.

### APPEARANCES—

For Applicant: Harold Perrine, Charles L. Pettibone and Robert L. Hubler, Jr.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION

WHEREAS, the report of a Committee on Test reads:  
706-45-SM—Vol. III—Amendment to resolution as to additional size Flexicore Slabs.

H. Perrine for Flexicore Co., Inc., requested by letter dated September 10, 1959 that the resolution adopted February 5, 1946 and amended through July 14, 1959 under Calendar Number 706-45-SM be reopened and amended so as to include additional size Flexicore Slabs.

USE: The material is to be used as a fire resistive floor and/or roof.

DESCRIPTION: The requested slabs 4" deep by 24" wide is manufactured in the same manner as the previously approved.

INSPECTION AND TEST: A construction similar to that approved October 1, 1957 except that the slab 4" deep was tested at the National Bureau of Standards, Washington, D. C., in accordance with the requirements of Sections C26-588.0 through C26-590.0 and C26-596.0 through C26-599.0 Administrative Building Code. The construction successfully met the requirements of a three hour fire resistive floor and/or roof construction. The complete report is on file with and is part of the record.

The applicant has also submitted computations compiled by Prof. G. E. Large, P. E., showing safe loads for various spans.

The applicant has also requested that a 9" and 10" deep slab be also approved for a 3 hour fire resistive floor and/or roof construction when installed in the same manner as the approved thinner slabs. The only difference being in the thickness of the compression concrete. Computations of the safe loads were submitted by the applicant.

Details of construction of the 4", 6", 8", 9" and 10" deep slabs are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 5, 1946 and amended through July 14, 1959 under Calendar Number 706-45-SM, Vols. I, II, and III be reopened and amended so as to include Flexicore Slabs 4", 9" and 10" depth as a 3 hour fire resistive floor and/or roof construction when constructed in a similar manner to the slab approved October 1, 1957, on condition that all other requirements of the resolution adopted October 1, 1957 under Calendar Number 706-45-SM, Vol. III, be complied with.

The Committee further recommends that the loads and

spans shall comply with Safe Load Tables, A through E, marked Received October 8, 1959 which are on file with and are part of the record.

The Committee further recommends that the owner-manufacturer shall now be known as Flexicore Concrete Products, Division of American Marietta Company.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 211-53-SA

APPLICANT—Speed Queen, Div. of McGraw-Edison Co., owner—additional models.

### APPEARANCES—

For Applicant: D. M. Eckstein.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
211-53-SA—Amendment to resolution as to additional models of washing machines.

Speed Queen, a division of McGraw-Edison Company, requested that the resolution adopted November 4, 1953 and amended through December 1, 1959 under Calendar Number 211-53-SA be reopened and amended so as to include additional washing machines.

USE: A 9 lb. clothes washing machine.

DESCRIPTION: The requested Model A27 is basically the same as the Model A21, approved May 20, 1958, with the following exceptions:

Model A27 Trim design altered  
Water inlet altered—increased from 1" to 1½" min.  
Rinse temperature selection omitted  
Cold water wash feature omitted  
Short cycle feature omitted  
Wash-N-Wear feature added.

Model A28 Basically same as Model A22—approved May 20, 1958 with the following exceptions:

Trim design altered  
Water inlet altered—increased from 1" to 1½" min.  
Rinse temperature selection omitted  
Cold water wash feature omitted  
Short cycle feature omitted  
Bleach dispenser added.

Model A28W —Same as Model A28 except equipped with suds-saver.

Model A27A —Same as Model A27 except cold water selector switch added.

Model A27AW —Same as Model A27A except equipped with suds-saver.

Model A28A —Same as Model A28 except cold water selector switch added.

Model A28AW —Same as Model A28A except equipped with suds-saver.



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Model A203 Basically same as Model A202—approved December 1, 1959.

Water inlet altered—increased from 1" to 1½" min.

Instrument console on cabinet top added

Pilot light feature added

Hinged cabinet top added

Hinged front panel added

Timer installed in coin meter.

NOTE: Purpose of last three features to simplify servicing.

Model A203F Same as Model A203 except equipped with stainless steel wash-spin tub.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 4, 1953 and amended through December 1, 1959 under Calendar Number 211-53-SA be reopened and amended so as to include the additional models of washing machines as herein described, on condition that the requirements of the resolution adopted November 4, 1953 and as amended through December 1, 1959 be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 681-53-SA

APPLICANT—Speed Queen, Div. of McGraw-Edison Co., owner—additional models of gas-fired wet clothes dryer.

APPEARANCES—

For Applicant: D. M. Eckstein.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 681-53-SA—Amendment of resolution as to additional model of gas-fired dryer.

Speed Queen, Division of McGraw-Edison Company, requested that the resolution adopted November 15, 1955 and amended through July 8, 1958 under Calendar Number 681-53-SA be reopened and amended so as to include additional models of a gas-fired wet clothes dryer.

USE: The appliance is a gas-fired wet clothes dryer.

DESCRIPTION: The mechanical features of the requested Model 135 is similar to the previously approved Model 132, the only difference being in the control panel design as well as a timed drying cycle whereas the approved dryer incorporates a timed drying cycle. The burner system in the requested model is identical to the previously approved model. The Model 136 is similar to the Model 133 except the same exceptions as outlined above and the pilot burner is equipped with an electric ignition. The appliances have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 15, 1955 and amended July 8, 1958 under Calendar Number 681-53-SA be reopened and amended so as to include the additional Models, 135 and 136 gas-fired wet clothes dryers on condition that the requirements of the resolution adopted November 15,

1955 and amended through July 8, 1958 under Calendar Number 681-53-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 772-55-SM

APPLICANT—Suydam Div. Pittsburgh Plate Glass Co., owner—priming coat on structural steel.

APPEARANCES—

For Applicant: Dayton Ogden.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 772-55-SM—Suydam Division, Pittsburgh Plate Glass Co., Pittsburgh, Pa., filed an application for approval of their #162 (97 Red) Paint for priming coat on structural steel under the provisions of Section C26-522.0 Administrative Building Code.

USE: a prime coat paint for structural steel.

DESCRIPTION: #162 (97 Red) oxide primer is a long oil primer with a spar varnish vehicle. It is designed to protect structural steel from corrosion and specifically made for steel which is to be encased in masonry.

The weight per gallon is 9 lb. 5 oz.; viscosity is 55 seconds in a #4 Ford cup.

The pigment analysis is:

21.7% Iron Oxide—97% Fe<sub>2</sub>O<sub>3</sub> min. complies with ASTM D84-51

75.8% Aluminum silicate—.2% acid soluble

2.5% Lead oxide.

Pigment comprises 30.67% of the paint and vehicle 69.33%.

RECOMMENDATION: The Committee on Test recommends the approval of the Suydam Division, Pittsburgh Plate Glass Co. #162 (97 Red) Paint for use in New York City as a prime coat for structural steel on structural steel columns under the provisions of Section C26-524.0 Administrative Building Code for use in structures of Class 1 and 2 construction, provided that the steel shall be protected with fireproof material as required by Section C26-611.0 Administrative Code and also for use on structural steel under the provisions of Section C26-522.0 Administrative Code, on condition that the paint be compounded in accordance with the formula herein and that each container of the paint bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 772-55-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Asst. Engr.,

GEORGE F. SKLENARIK,

Asst. Engr.,

Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.



# MINUTES

## 904-55-SM

APPLICANT—Crane Co., owner—control water supply for closet tank.

### APPEARANCES—

For Applicant: Arnold J. Knack.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

904-55-SM—Crane Company, Chicago, Illinois filed October 28, 1955 for approval of the Crane Float Valve for Closet Tank, Model 9-496 under the provisions of the Submerged Inlet Rules of the Board. The application was subject for dismissal June 26, 1959 but was removed from the dismissal list at the request of the applicant.

USE: To control water supply for closet tank.

DESCRIPTION: The valve is a float operated valve known as a ballcock for closet bowls. There is no packing required at the plunger as the diaphragm seals the bonnet from contact with the water supply; this eliminates the use of "O" rings. The refill tube is of rubber in order to prevent leaking joints and leakage at the threads. The seal ring is of nylon.

In operation, when filling, water flows through the opening in the orifice plate and check disc. The pressure of the water depresses the disc thus sealing the air vent holes. In the event of a vacuum, the check disc rises to seal the holes in the orifice plate and allows air to enter through the air vent holes into the back water preventer above the water in the hush and refill tubes thus preventing water being drawn into the supply line.

INSPECTION AND TEST: The valve was tested at the Department of Water Supply, Gas and Electricity Test Bench and successfully met the sustained vacuums of 28", 22½", 15", 7½" and 4½" with no back siphonage. The test report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Crane Float Valve for closet Tank, Model 9-496 for use in New York City to control water supply for closet tanks when installed in accordance with the requirements of the Submerged Inlet Rules of the Board on condition that the valve bear a label permanently affixed reading as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 904-55-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 871-56-SA

APPLICANT—Filbert F. Simonds for The Maytag Co., owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

871-56-SA—Maytag Company, Newton, Iowa filed December 11, 1956 an application for approval of the Maytag Gas-fired Colthes Dryer under the provisions of Article 12, Chapter 26 Administrative Building Code.

USE: Gas-fired wet clothes dryer for domestic or commercial installation.

DESCRIPTION: The appliance is a cabinet type clothes dryer, gas-fired and the basic difference in the models is in the height of the appliance. The weight of the unit is approximately 215 lbs. or approximately 40 lbs. per sq. ft. The dryers are equipped with automatic burner lighting, safety cut-off switch and a safety door which automatically turns off the heat, drum motion and timer if the door is opened during the drying cycle. The main burner is cast iron drilled port type. The pilot ignition is automatic electric ignition and in the event the pilot flame goes out, it is automatically reignited by a glow coil. The appliance is also equipped with two high limit safety switches, one in the burner hood and the other inside the dryer casing. The input is rated at 18,000 BTU.

INSPECTION AND TEST: Details of construction were examined by Asst. Engr. J. A. Darts. The appliances have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends the approval of the Maytag Automatic Gas-fired Clothes Dryers, Models 76C, 77C, 741C, 740C, 701C and 75C preceded by various letters designating colors for voluntary use in New York City when installed in accordance with the requirements of Article 12, Chapter 26 Administrative Building Code and further each appliance shall bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 871-56-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 872-56-SA

APPLICANT—Filbert F. Simonds for The Maytag Co., owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of Committee on Test reads:

872-56-SA—Maytag Company, Newton, Iowa filed for approval of the Maytag Clothes Dryer, Electric, various models under the provisions of Section C26-191.0 Administrative Building Code.

USE: An electric heated clothes dryer.

DESCRIPTION: The dryers are for domestic use for drying clothes and are rated 230 volt, three wire, 60 cycle, 4300 watts or 115 volts, two wire, 60 cycle, 1650V. The cabinet is made of 19 gauge steel. The heating element is Nichrome helixcoils which warms the air so that it will absorb the moisture. The door is so designed that when the door is opened, the heat, motion and timer are turned off. and when the door is shut, the cycle can proceed. The complete description is contained in the Underwriters Report,



# MINUTES

Electrical 22637 which is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Maytag Clothes Dryer, Electric, Models 640W, 602W, 601C, 640C, 65C, 66C, 67C, 641C and 641W preceded by letters indicating color for voluntary use in New York City on condition that all electrical work shall comply with the provisions of the Electrical Code of the City of New York and each appliance bear a label permanently affixed reading: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 872-56-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 279-57-SA

**APPLICANT**—The Crane Co., owner.

**APPEARANCES**—

For Applicant: Arnold J. Knack.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

279-57-SA—Crane Company, New York, filed for approval of the Drexel Vitreous China Dental Lavatory Water Supply Fitting, Models 1-119 & 8-160, under the provisions of the Submerged Inlet Rules of the Board.

**USE:** Lavatory and fitting for use as a dental basin.

**DESCRIPTION:** The appliance is a white china dental lavatory with water connected spout and flush rim. Hot & cold water is supplied to a mixing chamber and then flows through a vacuum breaker to a spout and the flushing rim. This is the usual bottom inlet-side outlet type, with a neoprene or rubber washer on the check disc. A brass spring is built into the vacuum breaker and exerts pressure to keep the disc over the water inlet when there is no pressure or when vacuum is applied.

**INSPECTION AND TEST:** The appliance was tested at the test bench of the Department of Water Supply Gas & Electricity, Brooklyn, New York, and in all three tests they successfully met the requirements and showed no back syphonage in any of the tests. The report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Crane Company Drexel Vitreous China Dental Lavatory Water Supply Fitting, Models 1-119 & 8-160, for use in New York City, when constructed as herein described and in accordance with drawings PK-574 & 1-119 which are on file with and are part of the record, and installed in accordance with the Submerged Inlet Rules of the Board, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 279-57-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 662-57-SM

**APPLICANT**—Corning Glass Works, owner—drain pipe.

**APPEARANCES**—

For Applicant: E. K. Lofberg.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE:**

Affirmative: Chairman Foley, Commissioner Fox and Commissioner Becker ..... 3

Negative: Commissioner Sleeper ..... 1

Not Voting: Vice Chairman Kleinert ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

662-57-SM—Corning Glass Works, Corning, N. Y., requested by letter that the resolution adopted Nov. 18, 1958 under Calendar Number 662-57-SM be reopened and amended to include new glass piping and a new type of coupling for acid waste service.

**USE:** Drain pipe for acid wastes.

**DESCRIPTION:** The new glass pipe is known as "Pyrex Lifetime Drainline" and is made in regular schedule for above ground installations and in heavy schedule for buried installations. The new coupling is of stainless steel and includes a shielded teflon gasket to permit some flexibility in the joint.

**INSPECTION AND TEST:** An assembly of 2 lengths of 3" Pyrex Lifetime Drainline, regular schedule, were coupled together with a stainless steel coupling and the one tightening bolt on the side of the coupling was taken up with a special torque wrench. The assembly was positioned on a weigh scale with a hydraulic jack bearing directly on the stainless steel coupling. The pipe was supported by 2 supports each located 1½ feet from the joint giving a 3 foot span. The jack load was increased to 720 lbs. concentrated load at which point the coupling bolt bent. The deflection was approximately 1½" measured at the joint.

The same lengths of pipe bolted together with the same coupling but with the bolt replaced, were subject to a 10 foot head of water with no leakage.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted Nov. 18, 1958 under Calendar Number 662-57-SM be reopened and amended to include Pyrex Lifetime Drainline, regular and heavy schedule and the stainless steel compression type coupling with teflon gasket as described, provided that each installation will be supervised by Corning Glass Works personnel and that the other requirements of the resolution adopted Nov. 18, 1958 under Calendar Number 662-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 891-57-SM

**APPLICANT**—OPW Corporation, owner.

**APPEARANCES**—

For Applicant: Ned H. Heinzerling.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
891-57-SM—OPW Corporation, Cincinnati, Ohio filed an application for approval of the 1½" No. 1190 Nozzle under the provisions of Section C19-70.0 Administrative Code.

USE: a gasoline or diesel fuel dispensing nozzle.

DESCRIPTION: The OPW 1190 Nozzle is similar in design to the 1811 H nozzle approved by the Board under Calendar Number 892-57-SM. It is a larger nozzle and is intended for refueling buses and large trucks. It is designed so that it must be held open by the attendant when in use but it will shut off automatically when the engine fuel tank of the vehicle is filled.

The flow range of the 1190 nozzle is from 17 gpm minimum up to 70 gpm maximum.

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee on Test recommends the approval of the OPW 1½" No. 1190 Nozzle for use in New York City under the provisions of Section C19-70.0 Administrative Code with approved dispensing pump in accordance with the above report, provided that each nozzle shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 891-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 900-57-SM

APPLICANT—Curtis Wright Corp., owner—specific uses of approved material.

APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
900-57-SM—Amendment of resolution as to specific uses of the approved material.

Joseph Platzker for Curtis Wright Corporation requested that the resolution adopted November 18, 1958 under Calendar Number 900-57-SM be reopened and amended so as to specify the locations in which the material may be used.

USE: The material Curon is to be used as a wall and ceiling covering provided it is backed up solidly by an incombustible backing.

DESCRIPTION: There has been a change in the material from that approved and is now available not only in the tile size but also in rolls in size of 2'-0" and 4'-0" wide.

INSPECTION AND TEST: No additional tests were performed on the material.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 18, 1958 under Calendar Number 900-57-SM be reopened and amended so as to approve the material Curon for voluntary use in New York City as a wall and ceiling covering on condition that the material, when applied, shall be backed up solidly by an incombustible backing, that the adhesive used shall be previously approved; that the material may be used in all locations except in stair enclosures, public halls, lobbies, elevator

passageways and from stairs to and from streets. Nothing in this resolution shall prohibit the use of this material as allowed under Section C26-721.0 Administrative Building Code and further all cartons in which the material is marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 900-57-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standard and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 19-58-SA

APPLICANT—Case Manufacturing Corp., owner.

APPEARANCES—

For Applicant: Charles G. Long.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
19-58-SA—Case Manufacturing Corp., Robinson, Illinois, filed for approval of the Case One-Piece Non-Overflow Closet, Models 1000 & 1100, under the provisions of the Submerged Inlet Rules of the Board and Section C26-1277.0 Administrative Building Code.

USE: Vitreous China Closet Bowl.

DESCRIPTION: The difference between the Model 1000 & 1100 is the shape of the bowl. The principal of construction of these bowls are similar to the construction used in the bowl approved under Calendar Number 1048-26-SA.

The closet has a low tank integral with the bowl and is of the reverse trap design and consists of two reservoirs, the tank and the bowl. When the closet is flushed, the ball rises from its seat and the water from the tank flows to the bowl via a channel or water way. The ballcock, No. 50, used on the closet has the following features—diversion of water supply to the rim for rim wash and a vent chamber to prevent back syphonage during usage. The ballcock operates the same as any compound lever ballcock except there is no refill tubs. The refilling of the bowl is done through the diverter valve. The vacuum breaker on the ballcock is an open atmospheric vent.

INSPECTION AND TEST: The closet was tested at the Department of Water Supply, Gas & Electricity Test Bench, Brooklyn, New York and successfully met the test requirements and showed no back syphonage during the tests. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Case One-Piece Non-Overflow Closet, Models 1000 & 1100, when constructed as herein described and with drawings marked Received January 6, 1958 which are on file with and are part of the record, on condition that the installation will comply with the requirements of the Submerged Inlet Rules of the Board and Section C26-1277.0 Administrative Building Code and further that the appliance bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 19-58-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 242-58-SM

APPLICANT—Robert B. Darling for Barber-Colman Co., owner.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

242-58-SM—Barber-Colman Co., Rockford, Illinois, filed April 21, 1958 for approval of the Fusible Link Damper Register Body under the provisions of Section C26-191.0 Administrative Building Code.

USE: Fusible link damper used behind a return air grille.

DESCRIPTION: The Fusible Link Damper Register Body is a multiple blade type intended for installation behind a return air grille opening through walls other than fire walls not exceeding 36 inches in width and 12 inches in height when used singly and 72 inches in width and 24 inches in height when used in multiples of two or more.

The damper consists of horizontal blades with a maximum length of 12 inches and 2 inches in width made of 20 gauge steel. The blades are mounted on  $\frac{1}{8}$  inch diameter steel clips at one end and blades are forged to form a rod at the other end. The blade clips are attached through the  $2\frac{3}{16} \times \frac{3}{8} \times \frac{1}{8}$  inch channel frame to the guide plate which is controlled by a gear.

The damper is held in an open position by means of a standard fusible link. Fusion of the link will cause the damper blades to close by spring action.

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect, T. W. Farricker.

RECOMMENDATION: The Committee on Test recommends the approval of Fusible Link Damper Register Body for voluntary use in New York City in accordance with this report, provided that each damper shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 242-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 349-58-SM

APPLICANT—Briggs Manufacturing Company, owner.

APPEARANCES—

For Applicant: Paul V. Smith.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

349-58-SM—Briggs Manufacturing Co., Warren, Michigan, filed for approval of the Briggs One Piece Water Closet,

Model 6300, under the provisions of the Submerged Inlet Rules of the Board and Section C26-1277.0 Administrative Building Code.

USE: Vitreous china closet bowl.

DESCRIPTION: The bowl is made of vitreous china and is so designed that it will not overflow for, if bowl stoppage occurs the water rises in the tank to the point where the float valve shuts off the supply. This point is lower than the top of the rim of the bowl and this prevents overflowing.

The mechanism utilizes the # 76 Indiana Brass Company Float Valve to prevent back syphonage. The water passes through the riser of the #76, flows from the seat body to the air vent body forcing the float valve against the vent cap washer in the body cap, which prevents the water from squirting out of the float valve. When it is filling the tank the water passes through the husher tube into the tank until the proper level is reached, causing it to shut off. With the air vent on the #76 float valve vent body cap, pressure is relieved from the float, which allows sufficient air into the lines, so that water in the tank will not be back syphoned through the water lines. This eliminates any pollution of water lines if the water in the tank has been contaminated in any way.

The #76 float valve is an adaptation of the Indiana #93 Float Valve to meet the requirements of the One-Piece Closet. It differs in size and in the incorporation of a connection to the rim instead of the usual refill tube. A diverter valve, which is operated by the tank lever, directs the incoming water to the rim while the rubber tank ball is off its seat, after which most of the flow passes through the husher tube into the tank to fill it. A small quantity of water continues to pass through the rim to supply the water needed to bring the bowl up to seal.

The Indiana Brass Number 93 float valve was approved March 6, 1950 under Calendar Number 648-49-SM.

INSPECTION AND TEST: The closet was tested at the Department of Water Supply, Gas & Electricity Test Bench, Brooklyn, New York, and successfully met the vacuum tests and there was no back syphonage in any of the tests. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Briggs One Piece Water Closet, Model 6300, when constructed as herein described and in accordance with drawings marked received May 14, 1958 which are on file with and are part of the record, on condition that the installation shall comply with the requirements of the Submerged Inlet Rules of the Board and Section C26-1277.0 Administrative Building Code and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 349-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 542-58-SM

APPLICANT—S. H. Pomeroy Company, owner-manufacturer.

APPEARANCES—

For Applicant: Joseph F. Quinn.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
542-58-SM—S. H. Pomeroy Company, New York, filed for approval of the Pomeroy Non-Fire Resistive Aluminum Windows, Single Hung, Double Hung, Reversible, Fixed and Hopper, Curtain Wall & Projected, under the provisions of Section C26-650 Administrative Building Code.

USE: Aluminum windows to be used in locations wherein a fire resistive window is not required.

DESCRIPTION: The frame and sash or vent members are manufactured from extruded aluminum, 6063-T5 (63S-T5) alloy. All screws, rivets or similar fastenings are either stainless steel or aluminum. The jambs are mechanically joined and are heliarc welded to the head and sill. The minimum thickness of material is as follows:

Sill—0.102" Head & Jambs—0.065" Sash—0.082"

The complete details are on file under A.I.A. file No. 16E which are on file with and are part of the record.

INSPECTION AND TEST: The alloy was tested and successfully met the requirements of Section C26-88.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends the approval of the Pomeroy Non-Fire Resistive Aluminum Windows, Single Hung, Double Hung, Reversible, Fixed and Hopper, Curtain Wall and Projected, for use in New York City under the provisions of Section C26-650 Administrative Building Code as an incombustible sash & frame, as having met the requirements of Section C26-88.0 Administrative Building Code, for use in locations wherein a fire resistive opening protected assembly is not required, on condition that the window bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 542-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 546-58-SM

APPLICANT—Dyfoam Corp., owner—additional trade names.

APPEARANCES—

For Applicant: Nils O. Ohlson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
546-58-SM—Amendment of resolution as to additional trade name.

Dyfoam Corporation, New Castle, Pa., requested that the resolution adopted February 2, 1960 under Calendar Number 546-58-SM be reopened and amended so as to permit the approved material to be marketed under additional trade names.

USE: Low Temperature combustible insulation.

DESCRIPTION—There has been no change in the material from that approved by the Board under Calendar Number 546-58-SM.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 2, 1960 under

Calendar Number 546-58-SM be reopened and amended so as to permit the approved material Dyfoam to be marketed by the Johns-Manville Sales Corporation under the trade name J-Foam and by the Alumiseal Corporation under the trade name Alumifoam on condition that the requirements of the resolution adopted February 2, 1960 under Calendar Number 546-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 599-58-SM

APPLICANT—Concrete Plank Co., Inc., owner.

APPEARANCES—

For Applicant: Edward A. Robinson.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
599-58-SM—Concrete Plank Co., Inc., Jersey City, New Jersey, filed for approval of the material Cantilite Foam Fill under the provisions of C26-88.0, C26-191.0 and C26-626.0 Administrative Building Code.

USE: The material is to be used as an insulating roof deck.  
DESCRIPTION: The insulating concrete shall consist of portland cement slurry with an admixture of protein foam. The mix is of a proprietary nature and is therefore not divulged.

The insulating concrete shall not be considered to be a structural concrete. For dead loads the weights range from 40 to 80 lbs./cu.ft.

INSPECTION AND TEST: As the material is not to be used as a structural member, the only element considered was of incombustibility and the material successfully met the requirements of Section C26-88.0 Administrative Building Code.

RECOMMENDATION: On the basis of the inspection and the data filed by the applicant, the Committee on Test recommends approval of the material known as Cantilite Foam Fill for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code as an incombustible insulating roof deck, on condition that the insulating roof deck shall not be considered as adding to the structural strength of the roof and shall only be used as an insulating fill and further that the deck shall be covered with an approved roofing material and further that each container in which the material is marketed shall be stamped, tagged or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 599-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 651-58-SA

APPLICANT—Uniflow Manufacturing Co., owner.



# MINUTES

## APPEARANCES—

For Applicant: W. H. McClure.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

651-58-SA—Uniflow Manufacturing Co., Erie, Pa., filed for approval of their Kold Draft Ice Cube Maker, Model GB3 under the provisions of section C26-191.0 and Article 18, Chapter 19, Administrative Code.

USE: An ice cube making machine.

DESCRIPTION: The Kold Draft Ice Cube Maker is a package unit made up of a hermetic condensing unit and an evaporator specially designed to form solid ice cubes.

The system is charged with 3 pounds of F-12 and employs a sealed compressor motor that develops approximately ½ horsepower. Either air cooled or water cooled condensers are available.

Water for ice making purposes is supplied through a perforated pipe and into an open tray. It circulates to a storage tank and by means of a pump it is sprayed upward through a series of perforated pipes against the evaporator shell. The sprayed water freezes layer upon layer in the ice cube cups in the evaporator until the finished cubes are formed. At this point automatic controls serve to divert hot refrigerant gas through the evaporator, defrosting around the cubes. The cubes fall out and are stored in an insulated bin. Additional water is automatically supplied as required by a float valve.

INSPECTION AND TEST: A typical unit was inspected at 41-41 - 24th Street, Long Island City, by Ass't. Engr. G. F. Sklenarik.

The Kold Draft Ice Cube Maker has been tested and listed by Underwriters' Laboratories, file SA 2713.

RECOMMENDATION: The Committee on Test recommends the approval of Kold Draft Ice Cube Maker, Model GB3, air cooled and water cooled, for use in New York City when installed in accordance with this report and the provisions of Article 18, Chapter 19, Administrative Code and the Electrical Code of the City of New York, provided that each appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 651-58-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 376-59-SA

APPLICANT—Economics Laboratory, Incorporated, owner.

## APPEARANCES—

For Applicant: Ralph Tuccillo and Edward Koca.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

376-59-SA—Economics Laboratory Inc., filed for approval of the Dri-Vac, Model J-4 under the provisions of the Submerged Inlet Rules of the Board.

USE: An appliance to inject a wetting agent into final rinse of dish-washing machines.

DESCRIPTION: The Dri-Vac consists of two components. The first component is a molded plastic flo-meter and control valve which is attached to a stainless steel housing or cabinet. Attached to the plastic parts is a quik-lock bottle holder to enable the use of the regular 8 oz. RINSE DRY bottle as the reservoir.

The second component is a pitot tube which is inserted into the final rinse line of a dish machine downstream from the rinse valve, and downstream from a syphon breaker when one is installed.

The heart of the Dri-Vac is the small pitot tube. The pitot as inserted in the final rinse water line of the dish machine, measures the flow of water in the pipe. It is uniquely designed to most effectively use the difference in pressure created at the inlet and outlet holes to inject RINSE DRY. The pitot is a measuring device, especially shaped to create a momentary difference in pressure in the water flowing by it. By drawing water from the point of highest pressure and introducing it to the top of the rinse dry bottle, pressure is obtained to cause rinse dry to flow from the bottle out into the rinse line through a tiny hole at the point of lowest pressure.

This difference in pressure becomes greater as the flow of water in the rinse line increases, and conversely, decreases as the water flow decreases. Changes are noted instantaneously. Therefore, the rate of Rinse Dry injection is controlled instantaneously and exactly by the flow of water in the rinse line. The injection rate varies in direct proportion to the changes in water flow.

The injection rate of Rinse Dry is adjusted and controlled by the valve at the top of the flo-meter.

Incoming water is gently diffused into the Rinse Dry bottle and forms a layer of water on top of the Rinse Dry. Since the pitot causes a difference in pressure at the water and Rinse Dry openings of the pitot, water is forced into the Rinse Dry Bottle, pushing the Rinse Dry out through a small strainer and tubing at the bottom of the bottle. Then Rinse Dry is conducted through the flo-meter and back into the rinse line.

The quik-lock bottle holder permits quick and easy exchange of the bottles. The tiny orifice at the top of the bottle allows entrapped air to be purged from the bottle, thereby preventing surging.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and were compared with Drawings 725-66 which are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Dri-Vac, Model J-4, for voluntary use in New York City when constructed as herein described. The installation shall be protected by an approved vacuum breaker and check valve as required by the Submerged Inlet Rules of the Board and further the appliance shall bear a label permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 376-59-SA. The Committee further recommends that the wetting agent shall be approved by the Board of Health.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 391-59-SM

APPLICANT—Cirval Plastics—Division of J. A. Wilson Lighting and Display Incorporated, owner.

## APPEARANCES—

For Applicant: Raymond William Flint.



# MINUTES

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
391-59-SM—Cirval Plastics Division of J. A. Wilson Lighting and Display Inc., Erie, Pa., filed for approval of Circlgrid Plastic Light Diffuser under the provisions of section C26-461.1 Administrative Building Code.

USE: A light diffuser for luminous ceilings.

DESCRIPTION: The Circlgrid Diffuser is a louvred type diffuser formed from two sheets of .015 inch vinyl plastic electronically sealed together for strength and rigidity with circular inverted cone openings at every ½ inch.

The material is self-extinguishing.

INSPECTION AND TEST: The vinyl plastic was tested and listed by Underwriters Laboratories under File R-4298, also at the Better Fabrics Testing Bureau and classed as self-extinguishing.

RECOMMENDATION: The Committee on Test recommends the approval of Circlgrid a louvred vinyl plastic light diffuser for use in New York City with an approved incombustible suspension system in accordance with Section C26-461.1 Administrative Code but not in sprinklered areas unless the sprinklers are extended below the ceiling and provided that each package or carton in which the Circlgrid will be marketed shall bear a stamp or label reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 391-59-SM."

The Committee further recommends that this light diffuser be not installed in any required stair enclosure, in public hallways, required exit corridors or exit passageways as per Section C26-461.1c Administrative Code and that its use in Class I and II construction be limited to an area not exceeding 10,000 square feet and only when such space is separated from the remainder of the floor area by an approved fire wall, fire partitions or fireproof partitions.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 592-59-SM

APPLICANT—W. D. Allen Mfg. Co., owner.

APPEARANCES—

For Applicant: Samuel Burleigh.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
592-59-SM—W. D. Allen Mfg. Company, New York, N. Y., filed for approval of their Allenco Fog Fire Nozzle with Adjustable Water Spray, Model 7171, 1½ inch size, for use in New York City under the provisions of Sections C26-178.0 and C26-1400 Administrative Building Code.

USE: A nozzle for use on hose lines in applying water spray or a solid stream on Class A and Class B fires.

DESCRIPTION: The Allenco Fog Nozzle is made of quality cast brass parts except for the stem and deflector which are made of manganese bronze for added durability. Each

nozzle has a special oil resistant neoprene packing which prevents leakage and adjusts for wear.

The deflector is made flush with the umbrella type head to protect the outlet from damage. The deflector causes an impingement of water producing a finely formed fog. It also adjusts for a solid stream.

The discharge of the spray nozzle ranges from about 55 gpm to 114 gpm at flow pressures ranging from 25 psi to 125 psi when in wide open position.

INSPECTION AND TESTS: The Allenco Fog Fire Nozzle, Model 7171, 1½ inch size, was tested and approved for Class A and Class B fires by the Underwriters' Laboratories, App. No. 54c 5935.

RECOMMENDATION: The Committee on Test recommends the approval of the Allenco Fog Fire Nozzle with Adjustable Water Spray, Model 7171, 1½ inch size, for stand pipe system in New York City where approved by the Fire Commissioner for use on Class A and Class B fires, on condition that each nozzle shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 592-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 657-59-SA

APPLICANT—Morris Kweller, for Neil and Spencer Ltd., owner; J. P. Spencer Corporation, agent.

APPEARANCES—

For Applicant: Morris Kweller.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
657-59-SA—Morris Kweller for Neil & Spencer Ltd., Surrey, England, filed an application for approval of the Spencer Dry Cleaning Machine, Models Junior, Sixty and Senior—one or two bath—under the provisions of the Rules of the Board covering Dry Cleaning Establishments.

USE: Dry cleaning machines for use with a non-combustible cleaning solvent.

DESCRIPTION: The Spencer Dry Cleaning Machines are package units designed for use with perchlorethylene or Trichlorethylene solvent. In each unit the washer cage is an open single compartment made of galvanized steel which, during the cleaning cycle, is rotated alternately clockwise and counter-clockwise by means of a two speed reversing motor and suitable controls.

Each unit has a steel storage tank for solvent, a steam heated still, a sludge filter with steam distillation for recovering solvent in the sludge and also a button trap. During the clothes drying cycle solvent vapors, driven off by steam heated air, are condensed in a water cooled condenser and the residual vapors are exhausted to atmosphere by means of a duct.

These cleaning units are automatically timed and operated but automatic operation can be overridden at any moment by manual control. The glass paneled door opening to the washer cage is interlocked electrically so that the machine will not operate if the door is open. The difference between one bath and two bath models is in the timing of operations.



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The capacities of the different units as determined by the Board's rule of 2.8 pounds of dry clothes per cubic foot of washer cage capacity is 36 pounds for the Junior Model, 50 pounds for the Sixty Model and 87.5 pounds for the Senior Model.

**INSPECTION AND TEST:** An installation was inspected at 40-04 74th Street, Queens by Asst. Engr. G. F. Sklenarik. The machine operated satisfactorily as designed.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Spencer Dry Cleaning Machine, Models Junior, Sixty and Senior—one bath or two bath—for use in New York City in accordance with this report and the Board's Rules Covering Dry Cleaning Establishments and when installed in accordance with the Electrical Code of the City of New York provided that each unit shall bear a label, permanently affixed, reading: "Approved by the Board of Standards and Appeals for use in New York City under Cal. No. 657-59-SA," and also indicate the pounds capacity of the machine.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 855-59-SM

**APPLICANT**—Walter Slingsby and Company, LTD., owner, Harry Silverman, agent.

**APPEARANCES**—

For Applicant: Harry Silverman.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

855-59-SM—Walter Slingsby & Company, Ltd., owner, Yorkshire, England, filed December 16, 1959 for approval of the material known as the Water Slingsby & Co. Ltd. Extra Heavy Malleable Iron Fittings 300 W.W.P. for use in New York City under the provisions of Sections C26-1383.3 and C26-1391.0 Administrative Building Code.

**USE:** The material is to be used in stand pipes.

**DESCRIPTION:** The fittings are malleable iron and are identified by the following markings on the fitting "WASK": XH refers to extra heavy and W.W.P. refers to Water Working Pressure. The range of 300 pound fittings are sizes 2½ to six inches.

**INSPECTION AND TEST:** Various tests were conducted in tension, compression and hydrostatically by The Sheffield Testing Works, Ltd., Keighley, England. Robert W. Hunt Company witnessed physical testing at Sheffield in England, also countersigned reports by this firm and issued Robert W. Hunt Company certificates.

In the hydrostatic tests the fittings all leaked at the threads at pressures ranging from 6000 to 7310 psi. In compression, the fitting, a 4 inch Tee failed at 115360 psi and in tension also a 4 inch Tee failed 57620 psi; however all tests successfully met the requirements.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as the Walter Slingsby & Co. Ltd. Extra Heavy Malleable Iron Fittings 300 W.W.P., Sizes 2½ inches to 6 inches for use in New York City under provisions of Sections C26-1383 and C26-1391.0 Administrative Building Code on condition that the fittings be stamped: "Approved by the Board of Standards

and Appeals for use in New York City under Cal No. 855-59-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 107-60-SM

**APPLICANT**—The Marblette Corp., owner—method of repairing fuel oil tanks.

**APPEARANCES**—

For Applicant: Alvin M. Stein and Philip L. Mackinson, Jr.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE OF APRIL 5, 1960**—

Affirmative: Commissioner Sleeper and Commissioner Becker ..... 2

Negative: Vice Chairman Kleinert and Commissioner Fox ..... 2

Absent: Chairman Foley ..... 1

**THE VOTE OF APRIL 26, 1960**—

Affirmative: Chairman Foley ..... 1

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

107-60-SM—The Marblette Corporation, New York, N. Y., filed an application for approval of Maraweld as a method of repair for 275 gallon fuel oil storage tanks under the Oil Burner Rules of the Board.

**USE:** A method of repairing 275 gallon fuel oil tanks.

**DESCRIPTION:** The Maraweld method of tank repair consists of applying a laminate of fibre glass fabric and Maraweld epoxy resin to the bottom of a tank and curing the resin with heat so that a hard, corrosion resistant patch is formed.

The 275 gallon tank to be repaired is first emptied of oil, cleaned, disconnected from the piping and turned upside down. The bottom is then ground with an abrasive wheel to clean metal between the leg brackets and approximately 4 inches up the end heads. This area is degreased by applying a non-combustible solvent such as trichlorethylene. When dry, a coat of Maraweld epoxy resin and catalyst is applied to the cleaned area and spread on with the use of heavy rubber gloves. The resin is then covered with a single piece of 10 ounce fibre glass cloth cut to fit. This is pressed down into the resin and another coat of resin is worked into it. A second layer of fibreglass cloth is then added and a final layer of resin applied. This is then cured by means of electric heat lamps until it sets.

**INSPECTION AND TEST:** A 275 gallon tank with a 3" x 12" opening cut into its bottom was repaired as described above. The repair successfully withstood a test of 10 psi without leak or deformation.

A heavy container of approximately 15 gallons capacity with a number of holes drilled through the bottom was repaired in the manner described. It was partially filled with water and set on a stand over a wood fire. The water was heated to boiling but no leak developed.

A 3 inch I.D pipe was repaired with a wrap around application of fibre glass and epoxy resin to patch a ½" x 1" opening cut into the pipe. This patch withstood a hydrostatic test of 1000 psi and finally ruptured at approximately 1200 psi.

Tensile tests on steel samples glued together with Maraweld epoxy resin indicated a tensile strength of approximately 5000+psi.

**RECOMMENDATION:** The Committee on Test recommends the approval of Maraweld method of tank repair for



# MINUTES

above ground 275 gallon fuel oil storage tanks when applied in accordance with this report and the recommendations of the manufacturer by such persons, firms and corporations as are duly authorized licensee by the Marblette Corporation and provided that each container in which the Maraweld epoxy resin and the catalyst and also the fibre glass cloth are packaged shall be labeled or tagged reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 107-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 74-59-SM

APPLICANT—American Vulcathene Division of the Nalge Company, Incorporated, owner.

SUBJECT—Application February 9, 1959—American Vulcathene, waste and drainage systems, approval of.

### APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Laid over for further study and consideration by the Board; date for decision to be set.

## 905-51-A

APPLICANT—Samuel Rosenblum for Charles Kaye Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—12-14 West 27th Street, south side, 60 feet 6¼ inches west of Broadway, Block 828, Lot 56, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956, on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owner agrees that the Quick Response Service will be maintained; that power will be maintained at all times; that elevators will be at lobby level at night and on holidays and Sundays.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* on July 8, 1958, by adding thereto:

"that automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Order No. 649-0)

## 914-51-A

APPLICANT—Samuel Rosenblum for 48 Vesey Street Corp., owner.

SUBJECT—Application for consideration—reopening for

amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—262-268 West 38th Street, south side, 135 feet 4 inches east of 8th Avenue, Block 787, Lots 76 to 79, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956, on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owner agrees that the Quick Response Service will be maintained; that power will be maintained at all times; that elevators will be at lobby level at night and on holidays and Sundays.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* on July 8, 1958, by adding thereto:

"that automatically controlled elevators may be permitted, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Department Order No. 639-0)

## 545-59-A

APPLICANT—Leonard F. Rothkrug for Broadhart Realty Corporation, owner; Bargain Town USA, Incorporated, lessee.

SUBJECT—Application August 24, 1959—Appeal from a decision of the Borough Superintendent—re frame building, live load and egress.

PREMISES AFFECTED—1053 to 1055 Broadway, southeast corner of Hart Street, Block 3225, Lots 47 and 48, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated August 18, 1959 and as amended April 25, 1960 on Alt. Applic. 586 and 589/59, reads:

"1. Proposed storage of toys on 2nd and 3rd floors of a frame structure violates Sect. 4.2.1 of Bldg. Code.

"2. Design 2nd & 3rd floors for a live load of 120 #/□ as per Sect. 7.3.2.3 of Code.

"3. Provide two legal means of egress from 2nd & 3rd floors, stairways to be enclosed and continued to the roof in accordance with Section 6.4.1 of the Code."

and

WHEREAS, the applicant states that the building is 50 feet by 67 feet, irregular in area, 3 stories, 32 feet high, of class 4 construction, located in business use, B area, class 1 height district, built prior to 1909, now used and occupied: cellar—ordinary; 1st floor—shipping and warehouse, 2 persons; 2nd and 3rd floors—vacant; and

WHEREAS, the applicant states that the original arrangement was: 2 three story buildings and a 2 car garage; that the two car garage was erected of class 3 construction under Permit No. 8412-37 and is proposed to be main-



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tained as a two car garage in accordance with Certificate of Occupancy 84320 issued October 6, 1937; that there are no official records as to the erection of the 3 story buildings; that they were erected prior to 1900 and have been occupied each as a store on the 1st story and 1 family dwellings on each of the upper 2 stories; that the buildings are presently occupied on the 1st floors with the upper stories supposed to be vacant; that the lessee is the occupant of the adjoining building on Broadway and the adjoining building on Hart Street; that it is proposed to occupy the entire areas of both buildings by the occupant as follows: Cellar—ordinary garage; 1st floor—shipping and warehouse, 2 persons; 2nd floor—storage of toys, 2 persons; 3rd floor—storage of toys, 2 persons; that the upper floors are required to be vacant; that the existing live load on the 1st floor is 100 lbs; that the live load on the 2nd and 3rd floors is 40 lbs; that it is proposed to increase the live load on the 2nd and 3rd floors from 40 lbs. to 75 lbs; that the proposed use of the upper floors is for storage of toys; that the human occupancy represents only occasional occupancy in conjunction with the storage use; that at no time will there be any persons permanently employed or working on these floors; each of the two buildings are equipped with 3 foot stairs leading to the roof by means of scuttles and ladders from the 3rd floor; that one stair exits directly out to Hart Street and the other directly out to Broadway; that it is proposed to maintain both stairs; that the partitions enclosing the stairs will be fire retarded on both sides and the wood stairs will be replaced by fireproof self-closing doors; that the scuttles and ladders to the roof are proposed to be relocated inside the stairhall; that horizontal openings are proposed on the 2nd and 3rd floors between the two buildings to be protected by ½ hour fireproof self-closing doors; that no sales will be conducted on the upper floors and they will be used for storage purposes only; and

WHEREAS, the premises was inspected by a committee of the Board which recommended granting under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated April 25, 1960, acting on Alt. Applic. 586 and 589/59, Objections 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done in accordance with drawings filed herewith dated August 24, 1959, 7 sheets and January 21, 1960, 3 sheets and also on the following conditions; #1, that the building shall be sprinklered throughout; #2, that all openings between this and the adjoining building to the south shall be closed; #3, that all conveyor and other openings between floors shall be enclosed with one-hour partitions; #4, that the openings to the public passageway on the first floor leading to Broadway shall be omitted; #5, that the opening to ramp at northeast corner of first floor shall be closed; #6, that the cellar ceiling shall be fire-retarded; #7, that all burned and otherwise defective framing shall be removed and replaced; #8, that scuppers shall be placed in the side wall to provide for sprinkler discharge; #9, that sufficient access shall be provided through windows to satisfy the Fire Commissioner; #10, that the floors shall be made of sufficient capacity to take 120 pounds liveload in accordance with the Code; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 781-59-A

APPLICANT—Bernhard Henry Schneider, doing business as Fly Haven Tackle Company, lessee, for Jacob P. Galanter, owner.

SUBJECT—Application November 25, 1959—Appeal from an order and a decision of the Fire Commissioner—re storage and use of gun powder.

PREMISES AFFECTED—124-06 Liberty Avenue, south side, 54.26 feet east of 124th Street, Block 9578, Lot 3, Richmond Hill, Borough of Queens.

APPEARANCES—

For Applicant: William P. Musso and Bernard H. Schneider.

For Administration: John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner, dated September 29, 1959 and November 5, 1959 on Order No. 5279-9, reads:

"1. Discontinue storage and use of Gunpowder. C19-35.e-6, Administrative Code.

2. Discontinue storage in excess of 200 rounds of Ammunition. C19-38.0-d-4, Administrative Code."

and

WHEREAS, the applicant states that the building is 27 feet 1 inch by 61 feet 3 inches in area, 1 story, 13 feet high, of class 3 construction, located in retail use, D area, class 1 height district, built in 1926, now used and occupied since September 1, 1929 as follows: Cellar—storage and work area; 1st floor—retail store, 1 person; that substantially in accordance with Certificate of Occupancy Q131513 issued October 21, 1959 against Alt. Applic. 2082-58; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the building inclusive of the store and the cellar, is constructed within the requirements of the Fire Code; that the quantity of gun powder and ammunition to be stored in the premises are also within the requirements of the Fire Department and the Fire Code; that the wall on the right side separating the premises from the liquor store is a wire lath plaster wall and is completely fire retarded; that the wall separating the premises from the building to its left is a concrete block wall completely fire retarded.

Resolved, that the decisions of the Fire Commissioner, dated September 29, 1959 and November 5, 1959, acting on Order #5279-9, Objection Nos. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that there shall be no live ammunition on display; that all ammunition and gun powder shall be kept inside a metal cabinet; that all gun powder canisters shall remain sealed.

## 820-59-A

APPLICANT—Carl H. Salminen and J. D. Graves for Wertsville Industries, Inc.; 601 West 26th Street Corp., owner; Bove Finishing Co., Inc., lessee.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent—re installation of Gula Infra-rapid German Machine, not approved.

PREMISES AFFECTED—601 West 26th Street, north side, from 11th to 12th Avenues and from West 26th Street to West 27th Street (12th floor), Block 672, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Carl H. Salminen and J. D. Graves.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1959 on B.N. Applic. 3763-59, reads:

"1. Proposed installation of German machine (Billhofer—"Gula Infrarapid") for paper and cardboard must be approved by the B. S. & A. C26-191.0 A. C."

and

WHEREAS, the applicant states that the building is 607 feet by 197 feet 6 inches irregular in area, 19 stories, 276 feet high, of class 1 construction, located in unrestricted use,



# MINUTES

A area, class 2 height district, built in 1931, now used and occupied since 1956; Cellar—boiler and engine rooms and truck delivery, 5 persons; 1st floor—railroad freight yard, driveway, building entrance and cafeteria, 105 persons; 1st floor mezzanine—offices and cafeteria, 135 persons; 2nd floor—garage, 110 persons; 2nd floor mezzanine—factory and warehouse, 315 persons; 3rd to 6th floors—factory and warehouse, 220 persons on each floor; 7th floor—factory and warehouse, 330 persons; 8th to 17th floors—factory and warehouse, 220 persons on each floor; 18th, 19th and penthouse—factory, warehouse and machine room, 220 persons each floor; in accordance with Certificate of Occupancy 17871 issued October 1, 1931 against N.B. Applic. 214-30; and

WHEREAS, the applicant states that the exits consist of 3 interior stairs enclosed in masonry walls with metal self-closing doors; that there is a one source sprinkler system throughout and a standpipe system; that the Bove Finishing Company leased 5,670 square feet from the 601 West 26th Street Corporation on February 1, 1954; that said lessee entered into agreement with Wertsville Industries, Inc., on March 28, 1956, and August 30, 1956, whereby Bove Finishing Company acquired certain rights to use Billhofer BGTS #5 Gula Infrarapid roller coating varnishing and drying machine in its business of finishing or coating paper and card stock and to buy said machine subject to the approval of the location thereof in their premises by the Board of Standards and Appeals; that upon installation of said machine in August 1956, the New York City Bureau of Gas & Electricity required certain compliance with the Electrical Code of the City of New York which were fulfilled by a duly licensed electrician, but final Certificate of Inspection was withheld by said Bureau pending approval of the location of said machine by the Board of Standards and Appeals; that this appeal is based upon the characteristics of the machine which the applicant feels compare favorably with numerous varnishing machines, with drying ovens, now operating in New York City; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, dated November 25, 1959, acting on B.N. App. 3763/59, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, in accordance with the general approval given by the Board under Cal. No. 489-56-SA on March 29, 1960, *on condition* that all laws, rules and regulations applicable shall be complied with.

## 4-54-A—Vol. III

APPLICANT—M. Martin Elkind for Dehlia P. O'Dowd, owner.

SUBJECT—Application reopened January 5, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re—class 3 construction—increase in number of patients—Nursing Home.

PREMISES AFFECTED—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

For Administration: Marjorie V. Toole, Dept. of Hospitals.

ACTION OF BOARD—Laid over to May 17, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 757-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

SUBJECT—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

PREMISES AFFECTED—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 17, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 801-59-A

APPLICANT—Dominick Salvati and Son for Carl E. Tavalacci, owner.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—8500 18th Avenue, south corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 P.M. at request of applicant.

## 869-59-A

APPLICANT—Norman C. Ryp for East 25th Street Realty Corporation, owner.

SUBJECT—Application December 11, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—122-124 East 25th Street, south side, 100 feet west of Lexington Avenue, Block 880, Lot 78, Borough of Manhattan.

APPEARANCES—

For Applicant: Norman C. Ryp.

ACTION OF BOARD—Laid over to May 17, 1960, at 2 P. M. for inspection and decision.

## 203-60-A

APPLICANT—Lama, Proskauer and Prober for Nicholas Scandore, owner.

SUBJECT—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.

PREMISES AFFECTED—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred M. Lama.

For Administration: Edward Hoffman, Park Dept.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 P. M. at request of applicant; stay was granted by the Court.

## 701-52-BZ—Vol. III

APPLICANT—Samuel Carr for Franshir Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles accessory to existing factory buildings.

PREMISES AFFECTED—47-55 37th Street, 37-05 to 37-19 48th Avenue, northeast corner, and 47-42 to 47-60 38th Street, Block 228, Lot 1 (formerly Lots 1 and 11), Long Island City, Borough of Queens.

APPEARANCES—

For Applicant: Nonc.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION:

WHEREAS, this application was granted by the Board as Vol. III, on May 19, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does



# MINUTES

hereby *amend* the resolution adopted on May 19, 1959, by adding thereto:

"that the surface of the parking lot shall be graded and paved with asphaltic concrete, in lieu of steam cinders or gravel with bituminous binder heretofore specified, and shall be drained to the satisfaction of the Borough Superintendent; and that the cement sidewalk along the northerly lot line may be 2 feet wide, provided that an 8-inch high wheel-stop barrier is constructed not nearer than 4 feet to the adjacent walls; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alteration—1340-47)

## 677-57-BZ

APPLICANT—Degenhardt, Miller and Lindberg for A. J. Fritschy Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a "C" area district, the erection of a two-story building to be used in conjunction with the existing structural steel and ornamental iron fabrication shop, the proposed addition will occupy more than the permitted area coverage.

PREMISES AFFECTED—220 Dupont Street, 121-135 Provost Street, southwest corner and 237-251 Eagle Street, Block 2497, Lot 23, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Harry B. Lindberg and William Holack.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 17, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 12, 1959; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 17, 1958, as *amended* on May 12, 1959, by adding thereto:

"that in the event the owner desires to omit the second floor and construct a Class 3 building, such change in design may be permitted as shown on revised drawings marked 'Received March 28, 1960,' 4 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Amendment to Alt. 2417/57)

## 864-57-BZ

APPLICANT—Leonard F. Rothkrug for Sovereign Homes, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired June 10, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district the erection and maintenance of a gasoline service station, car wash, non-automatic, lubritorium, motor vehicle repair shop with hand tools only, office and sales, all for a temporary term of 15 years.

PREMISES AFFECTED—2-8 Bay 49th Street and 2356-2366 Stillwell Avenue northwest corner, Block 6903, Lot 47, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 10, 1958 on certain conditions; and

WHEREAS, the resolution was amended on May 12, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (N.B. 2109/57)

## 753-58-BZ

APPLICANT—Lynch & McManus for Rose Orzo, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 14, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business and unrestricted use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, non-automatic, motor vehicle repairs, hand tools only, parking and storage of more than five motor vehicles and used car sales, lot for a stated term of 15 years.

PREMISES AFFECTED—1720 Boone Avenue and 1020 East 174th Street, southeast corner, Block 3015, Lot 19, Borough of The Bronx.

## APPEARANCES—

For Applicant: James J. Lyons, Jr.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 14, 1959 on certain conditions; and

WHEREAS, the resolution was amended on February 9, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 14, 1959, as *amended* on February 9, 1960, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 1173/58)

## 85-60-BZ

APPLICANT—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, on a plot presently occupied as a parking lot, the erection of a one story building for use as an automatic laundry, the un-built upon portion of the premises to retain the present parking lot use.

PREMISES AFFECTED—74 Wadsworth Avenue (60 Wadsworth Avenue official), northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Applicant: Robert Gottlieb.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant with permission to transfer all pertinent papers to Cal. No. 35-34-BZ, Vol. V.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 35-34-BZ—Vol. V

**APPLICANT**—Robert Gottlieb for Estate of Fannie Levy, Albert L. Levy, Executor.

**SUBJECT**—Application for consideration—reopening as Vol. V subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district parking and storage of more than five cars.

**PREMISES AFFECTED**—74 Wadsworth Avenue and 639 West 176th Street, northwest corner, Block 2145, Lot 54, Borough of Manhattan.

## APPEARANCES—

For Applicant: Robert Gottlieb.

**ACTION OF BOARD**—Application reopened as Vol. V, subject to the regular procedure; with permission to transfer all pertinent papers from Cal. No. 85-60-BZ, withdrawn this day at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 14-37-BZ—Vol. III

**APPLICANT**—Victor E. Block for Celia T. Benjamin, owner; East Coast Auto Painting, lessee.

**SUBJECT**—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f and 7i of the Zoning Resolution, permitting in a business use district the continuation of existing automobile showroom, non-storage garage for more than five motor vehicles, motor vehicle repair shop, mechanical testing and relining of brakes, permitting the added uses of body and fender repairs, spraying and the use of oxygen and acetylene torch.

**PREMISES AFFECTED**—1665-1675 Jerome Avenue, west side, 150 feet north of Featherbed Lane, Block 2861, Lot 35, Borough of The Bronx.

## APPEARANCES—

For Applicant: Victor E. Block.

**ACTION OF BOARD**—Application reopened as Vol. III subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 992-38-BZ—Vol. II

**APPLICANT**—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Sections 7c and 21 of the Zoning Resolution, to permit partly in a business use district and partly in an unrestricted use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—2800-2824 Bruckner Boulevard, south side, blockfront from Swinton Avenue and Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 587-42-BZ

**APPLICANT**—Louis R. Siegel for Dorothy A. Siegel, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

**PREMISES AFFECTED**—551 East 149th Street and 555 St. Ann's Avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx.

## APPEARANCES—

For Applicant: Louis R. Siegel.

**ACTION OF BOARD**—Application reopened and set for hearing on May 24, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 602-51-BZ—Vol. I

**APPLICANT**—Robert Gottlieb for Hermany Farms, Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the alteration to existing building by enlarging the present 2nd floor (previously granted by the Board the parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25 for term of three years).

**PREMISES AFFECTED**—2338 Hermany Avenue, south side, 341 west of Zerega Avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert Gottlieb.

**ACTION OF BOARD**—Application reopened and set for hearing on May 24, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; permitting the use of photographs recently filed under Vols. V and VI.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 201-52-BZ—Vol. II

**APPLICANT**—Edward K. Pincus for Louis Coppola and Michael Cafiero, owners; Neptune Boat Station, lessee.

**SUBJECT**—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Department of Marine and Aviation; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a structure to be used as an auto laundry to be conducted as the principal business of establishment on a lot on which exists a diner.



# MINUTES

PREMISES AFFECTED—2021-2027 Neptune Avenue northeast corner of West 21st Street, Block 6992, Lots 47 and 49, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Edward K. Pincus.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### 444-54-BZ

APPLICANT—Liroff & Liroff for Willie Earl Robinson, owner; Herman Jacoby, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan Avenue, west side, 84 ft. north of West of 121st Street, Block 1948, Lot 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Jacob S. Liroff.

ACTION OF BOARD—Application reopened and set for hearing on May 24, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### 832-57-BZ

APPLICANT—Richard B. Rutledge for St. John Baptist Church, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 22, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence

use district, the parking and storage of more than five motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

## APPEARANCES—

For Applicant: Richard B. Rutledge.

ACTION OF BOARD—Application reopened and set for hearing on May 24, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### 275-58-BZ—Vol. II

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 9A and 21 of the Zoning Resolution, to permit in a residence use, Class 1 height district, the erection of a 6 story multiple dwelling with a 70 car garage that exceeds the allowable height, is located within 2 miles of a designated airport and provides for 3 retail stores on the first floor.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17-27 and Lot 31, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure; to be heard with 186-60-A.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

# CORRECTION

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on November 6, 1957, as they appeared in Bulletin No. 46, Vol. 42, hereby corrected to read as follows:

### 131-57-A

APPLICANT—Philip Freshman for Philip Leaf, owner.

SUBJECT—Application February 21, 1957—Appeal from a decision of the Borough Superintendent—re Class 3 construction—public use, exit, etc.

PREMISES AFFECTED—183 Atlantic Avenue, north side, 165 ft. east of Clinton Street, Block 276, Lot 11, Borough of Brooklyn.

Resolved, that the decision of the Borough Superintendent, dated September 13, 1957, acting on Alt. App. 2895/56, Objections 1, 2, 3, 4 and 5, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the change in occupancy from business to public use on the

2nd, 3rd and 4th floors, as proposed and indicated on plans filed with this appeal, marked "Received September 9, 1957", (3 sheets); as to Objection 2, that the two means of exit from each of the upper floors shall be supplied and maintained *with one-hour partitions around the interior stair*, as indicated on such plans; that in lieu of the width of the stairs required to be 3 ft. 8 in., stairs may remain as existing, 3ft. 6 in., in width; that the building shall not be increased in height or area and in all other respects shall comply with all laws, rules and regulations applicable thereto; that the occupancy may be as proposed, *on condition* that such occupancy shall not commence until any present occupancy of any floor which is contrary to the terms of this resolution has been removed.

\* Correction—In the Resolved portion of the resolution the words "*with enclosed partitions*" has been deleted and the words "*with one-hour partitions around the interior stair*" has been added as indicated in italics above.



# CORRECTION

## \*CORRECTION

That portion of the minutes of the Board of Standards and Appeals held February 2, 1960 as they appeared in Bulletin No. 6, Vol. 45, hereby corrected to read as follows:

### 334-59-A

APPLICANT—Dominick Salvati and Son for Hollywood Terrace, incorporated, owner.

SUBJECT—Application May 15, 1959—Appeal from a decision of the Borough Superintendent, re—Marquee.

PREMISES AFFECTED—7715-7725 New Utrecht Avenue, northeast corner of 78th Street, Block 6247, Lot 60, Borough of Brooklyn.

*Resolved*, that the decision of the Borough Superintendent, dated May 14, 1959, acting on NB App. 1384-58, Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated May 18, 1959, four sheets; that all other laws, rules and regulations applicable shall be complied with.

\* Correction—In the Resolved portion of the following has been deleted: *and that a certificate of occupancy be obtained.*

## \*CORRECTION

That portion of the minutes of the Board of Standards and Appeals held February 24, 1960 as they appeared in Bulletin No. 10, Vol. 45, hereby corrected to read as follows:

### 194-58-BZ

APPLICANT—Leonard F. Rothkrug for Murray and Serena Mintz, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired December 2, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 21 of the Zoning Resolution, permitting in a G-1 area district, the erection of an extension to an existing one family dwelling and accessory dental office with less than the required setback.

PREMISES AFFECTED—*141-60 73rd Avenue, northwest corner of Vleigh Place, Block 6624, Lot 29, Kew Garden Hills, Borough of Queens.*

\* Correction—In the Premises Affected portion the entire address has been corrected as shown in italics above. In subsequent publications of the bulletin, the Premises Affected was correctly shown.

# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....  
Name of concern.....  
Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....  
STREET ALARM BOX RUNNER

.....  
FIRE BRIGADE

.....  
EXIT GUARDS

Exit.....  
".....  
".....  
".....  
".....

#### Squad Monitors

Squad No. 1.....  
" " 2.....  
" " 3.....  
" " 4.....  
" " 5.....  
" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the



# RULES

appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

## Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

## Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

## Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

## Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

## Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

## Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

## Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

## Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

## Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

## Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



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## NOTICE

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### APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

#### LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



52.05  
EW



UNIVERSITY OF ILLINOIS

MAY 27 1960

# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York  
Published weekly by the Board of Standards and Appeals at its office, 80 Lafayette Street, 9th Floor, Manhattan,  
New York 13, N. Y.

|          |                                |              |                                                          |        |
|----------|--------------------------------|--------------|----------------------------------------------------------|--------|
| Vol. XLV | Subscription<br>\$15.00 a year | May 12, 1960 | Single Copies, 25 cents<br>By Mail, 35 cents (Cash only) | No. 19 |
|----------|--------------------------------|--------------|----------------------------------------------------------|--------|

### DIRECTORY

BOARD OF STANDARDS AND APPEALS

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(Remaining Minutes of the Meeting of May 3, 1960, will be printed in the Bulletin of May 19, 1960.)

### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On April 27, 1960, Petition and Order of Certiorari was served on the Board by Kane & Zucker, attorneys for petitioner, Evangelical Lutheran Church of the Holy Comforter, Bronx, New York, objecting property owners, seeking a review of the Board's determination on March 22, 1960 of the application reopened February 24, 1960, amending the resolution adopted on March 31, 1959 as to extension of the term of the variance to two years from September 24, 1959, previously granted on condition under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles; Calendar Number 157-57-BZ; Premises 1191-1195 Woodycrest Avenue, west side, 140 feet north of West 167th Street, Block 2515, Lot 53, Borough of The Bronx.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to May 3, 1960.*

- | <i>Cal. No.</i> | <i>Dept.</i>  | <i>Premises Affected</i>                                                                                                                                                                                                                                                                                                                                                    |
|-----------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 313-60-BZ       | B.Q.          | 817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Queens, Alt. 705-60, re—proposed conversion of one family dwelling to two family dwelling, G-1 area, residence use district.                                                                                                                                          |
| 314-60-A        | B.Q.          | 817 Empire Avenue, east side, 195.01 feet north of Cornaga Avenue, Block 15552, Lot 12, Far Rockaway, Queens, Alt. 705-60, re—ceiling height.                                                                                                                                                                                                                               |
| 315-60-SM       | X-Pan,        | Machine Screw Threaded Expansion Anchor, manufactured by Ocor Products, Material.                                                                                                                                                                                                                                                                                           |
| 316-60-SM       | Prepakt       | Cast-in Place, Concrete Piles, manufactured by Intrusion Prepakt, Inc., Material.                                                                                                                                                                                                                                                                                           |
| 317-60-SM       | Pyracote,     | manufactured by Hyzer & Lewellen, Material.                                                                                                                                                                                                                                                                                                                                 |
| 318-60-SM       | Silver Streak | Crete, manufactured by Goodman Cinder Block Plant, Inc., Material.                                                                                                                                                                                                                                                                                                          |
| 319-60-A        | B.Q.          | 65-48 to 65-54 Grand Avenue, south side, 23 feet west of 66th Street, Block 2772, Lots 2 and 7, Maspeth, Borough of Queens, Alt. 840-60, re—proposed combination of buildings, exits, etc., multiple dwelling.                                                                                                                                                              |
| 320-60-A        | B.B.          | 282-290 Richards Street, west side, 236 feet south of Beard Street, Block 612, Part of Lot 150, Borough of Brooklyn, Alt. 1224-60, re—height, fire tower, stairway and standpipe.                                                                                                                                                                                           |
| 321-60-BZ       | B.Q.          | 97-02 to 97-14 63rd Road and 63-01 to 63-11 97th Street, southeast corner, and 97-01 to 97-05 63rd Drive, Block 2089, Lots 1, 3 and 6, Rego Park, Borough of Queens, N.B. 4726-59, re—curb cuts, loading and unloading berths, parking, area excessive, D area, business and residence use districts.                                                                       |
| 322-60-BZ       | B.M.          | 257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan, N.B. 103-59, re—height, and excessive area, D-area, business and residence use districts.                                                                                                                                                          |
| 323-60-BZ       | B.Q.          | 95-12 to 95-32 63rd Road, and 63-02 to 63-12 97th Street, southwest corner, and 96-11 to 96-21 63rd Drive, Block 2088, Lots 1, 3 and 6, Rego Park, Borough of Queens, N.B. 4727-59, re—area excessive, D area, retail use district.                                                                                                                                         |
| 324-60-BZ       | B.Q.          | 97-26 to 97-42 63rd Road and 63-24 to 63-36 98th Street, southwest corner and 97-37 to 97-39 63rd Drive, Block 2089, Lots 13, 19, 23, 25, 32 and 12, Rego Park, Borough of Queens, N.B. 4728-59, re—area excessive; curb cuts; open parking; required loading and unloading berths; show windows; signs and business entrances, D area, retail and residence use districts. |
| 325-60-A        | B.M.          | Block bounded by Broadway, West 165th Street, St. Nicholas Avenue, West 166th Street, 3940-3960                                                                                                                                                                                                                                                                             |

Broadway, 1119-1121 St. Nicholas Avenue, 565 West 165th Street, and 560-564 West 166th Street, Block 2124, Lot 43, Borough of Manhattan, F.D. Decision 4-14-60 and Order No. 3699-9, re—automatic sprinkler.

326-60-BZ—B.Q.—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 59, Astoria, Borough of Queens, N.B. 383-60, re—supermarket, stores, parking, loading, signs, curb cuts, excessive area, etc., business and residence use districts.

327-60-BZ—B.Q.—194-02 to 194-22 (194-10 official) Northern Boulevard, south side, from 194th Street to 195th Street, 43-01 to 43-09 194th Street, and 43-02 to 43-10 195th Street, Block 5518, Lot 1, Flushing, Borough of Queens, N.B. 367-60, re—gasoline service station, lubritorium, auto washing, minor repairs, parking and storage, etc.; ground signs, retail and residence use district.

328-60-BZ—B.B.—2168 86th Street, south side, 49 feet, 2 inches east of Bay 29th Street, Block 6380, Lot 40, Borough of Brooklyn, Alt. 578-60, re—area excessive, C area, business use district.

329-60-BZ—B.M.—430 East 56th Street, south side, 255 feet, 7/8 inches west of Sutton Place South, Block 1367, Part of Lot 6, Borough of Manhattan, Alt. 676-60, re—discontinuance of garage in multiple dwelling, B area, residence use district.

330-60-BZ—B.M.—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan, Alt. 230-60, re—parking lot, residence use district.

331-60-SM—Wayne Rolling Gymstands and Wayne Folding Bleachers, Model Nos. 30, 50, 70, manufactured by Wayne Iron Works, Inc., Material.

332-60-SA—White, Security, Parade, Flemingo, Lafayette, Domestic Gas Storage Water Heaters, manufactured by White Products Corp., Appliance.

333-60-A—B.M.—135-139 East 33rd Street and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan, Alt. 1451-59, re—transient parking, multiple dwelling.

334-60-SA—The Deming Co. Pumps, various series, for volatile liquids, manufactured by the Deming Company, Appliance.

335-60-BZ—B.B.—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn, N.B. 186-59, re—gasoline service station, minor repairs, lubrication, etc., parking and storage of more than 5 motor vehicles, ground signs, show windows and business entrances, business and residence use districts.

### *Restored to Docket*

2-58-A—B.Bx—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx, Alt. 1108-57, reopened for consideration as to ex-



# CALENDAR

tension of term of variance, re—extension of commercial use in frame building.

**264-45-A—Vol. II—B.B.**—1052-1054 Greene Avenue, south side, 51 feet 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn, Alt. 3148-59 re—extension of height and area of building; arrangement.

**299-51-A—Vol. III—B.M.**—349-351 West 37th Street, north side, 150 feet east of 9th Avenue, 6th floor, Block 761, Lot 7, Borough of Manhattan, Amendment to Alt. 57-59, re—change of use of 6th floor to offices, sale of light merchandise with incidental factory work.

**170-58-BZ—Vol. II—B.B.**—583-593 6th Avenue, east side, 93 feet 8 inches south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn, N.B. 309-60, re—gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.—business use district.

**889-52-BZ—B.Q.**—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens, Amendment to Alt. 71-52, reopened for consideration as to amendment of resolution, re—gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs, parking and storage of motor vehicles—retail use district.

**725-48-BZ—Vol. II—B.M.**—411 West 25th Street, north side, 150 feet west of 9th Avenue, Block 723, Lot 26, Borough of Manhattan, Alt. 408-60, reopened for consideration as to extension of term of variance, re—additional curb cut to part of existing parking and storage of motor vehicles, etc.—residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                             | Last Publication               |
|---------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                           | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                            | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                        | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                               | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                            | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                     | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                           | Sept. 15, 1955.                |
| Elevator Rules .....                                                                        | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....              | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                            | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials. Rules for .....                                               | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                    | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                      | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                            | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Apr. 22, 1952—Vol. 37, No. 17  |

|                                                                                                |                                |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

**MAY 17, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 17, 1960*, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 267-59-BZ

**APPLICANT**—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Incorporated, lessee.

**SUBJECT**—Application April 28, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

**PREMISES AFFECTED**—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

Laid over from May 3, 1960, to May 17, 1960, for hearing in at the request of objectors.

### 763-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 23, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium and car wash and include the uses of motor vehicle repairs, utility room, salesroom, and parking and storage of motor vehicles with curb cuts, show window and signs within 75 feet of a residence use district.

**PREMISES AFFECTED**—1750 to 1770, (1764 Official), University Avenue, and 1713 to 1723 Macombs Road, southeast corner, Block 2876, Lot 122, Borough of The Bronx.



# CALENDAR

## 265-28-BZ—Vol. IV

APPLICANT—Robert J. Crinnion for J. Rezak and M. Lipsky, owners; Associated Bowling Centers, lessee.  
SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage building to a bowling center extending into the residence use portion of the plot.  
PREMISES AFFECTED—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

## 540-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Marbridge Realty Company, owner; L. I. Tinsmith Supply Corporation, lessee.  
SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use, on the first floor, the second floor for offices with customers and employees parking on the open area.  
PREMISES AFFECTED—87-11 111th Street, eastside, 99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

## 783-59-BZ

APPLICANT—Redleaf & Ain for Herman Dombeck and Sylvia Dombeck, owners.  
SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an additional floor on an existing one story and attic one family dwelling with less than the required fifteen (15) foot setback from the street line.  
PREMISES AFFECTED—81-03 261st Street, southeast corner of 81st Avenue, Block 8736, Lot 34, Floral Park, Borough of Queens.

## 687-59-BZ

APPLICANT—Morris Kweller for Jawer Realty Corporation, owner.  
SUBJECT—Application October 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area.  
PREMISES AFFECTED—127-19 101st Avenue, northwest corner of 129th Street, Block 9472, Lot 21, Richmond Hill, Borough of Queens.

## 486-59-BZ

APPLICANT—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.  
SUBJECT—Application July 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.  
PREMISES AFFECTED—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

## 101-59-BZ

APPLICANT—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee.  
SUBJECT—Application February 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the

maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-178 Third Avenue, west side, 20 feet, north of East 16th Street, and 145-147 East 16th Street, Block 872, Lots 33, 34, 37-41, Borough of Manhattan.

## 604-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo for Anna Pilliteri, owner.  
SUBJECT—Application reopened February 2, 1960 as Volume IV—decision of the Borough Superintendent, under sections 7c, 7f and 7i of the Zoning Resolution, to permit in a business use district the reconstruction of a present gasoline service station and auto laundry, with a new structure for auto laundry, gas station simonizing, motor vehicle repairs, office, parking and storage of more than five (5) motor vehicles on vacant portion of land.  
PREMISES AFFECTED—5001-5027 Kings Highway, 1527-1547 Utica Avenue, northeast corner, and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn.

## 867-59-BZ

APPLICANT—James J. Lyons Jr. and John J. Lynch, for Estate of Lazar Olive, Florence Olive, executrix, owner.  
SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, salesroom and office, minor auto repairs, state inspection service and parking and storage of more than five (5) motor vehicles.  
PREMISES AFFECTED—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx.

## 829-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under sections 7a, 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and lubricatorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.  
PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## 830-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
SUBJECT—Application December 4, 1959—Filed pursuant to section 35 of the General City Law—re premises partly located in the bed of mapped street—proposed widening of Parkinson Avenue.  
PREMISES AFFECTED—1231-1239 (1233 Official), Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## 16-60-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner.  
SUBJECT—Application January 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking (no fees to be charged) in the residence use area.  
PREMISES AFFECTED—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57, and 121, Corona, Borough of Queens.



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## 39-60-BZ

APPLICANT—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

SUBJECT—Application January 5, 1960, decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar and first floor of an existing building from restaurant to funeral parlor and provide caretakers' dwelling on the second floor with parking of patron's cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

## 40-60-A

APPLICANT—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

SUBJECT—Application January 5, 1960—Appeal from a decision of the Borough Superintendent, re—frame building, extension without fire walls, exit stairway.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

## 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb for North American Holding Corporation, owner.

SUBJECT—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

## 187-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail and business use district at an existing gasoline service station, the erection of a one story rear extension for use as utility room the rearrangement of interior partitions, provide a porcelain enamel facade, install additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting more than 18 inches beyond the building line.

PREMISES AFFECTED—1192-1196 Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

## 89-60-BZ

APPLICANT—Joseph Schafran for Central Leasing Corporation, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district in an existing one story and mezzanine building presently occupied as a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

PREMISES AFFECTED—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160, and 161, Borough of Manhattan.

## 819-59-BZ

APPLICANT—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the

Borough Superintendent, under sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

PREMISES AFFECTED—2566 Boston Road, and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39, and 41, Borough of The Bronx.

## 870-59-BZ

APPLICANT—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.

PREMISES AFFECTED—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

## 871-59-A

APPLICANT—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

SUBJECT—Application December 21, 1959—Appeal from a decision of the Borough Superintendent re—live load, stairs and mezzanine.

PREMISES AFFECTED—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

PREMISES AFFECTED—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from April 19, 1960, to May 17, 1960, for continued hearing.

## 38-60-BZ

APPLICANT—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

Laid over from April 19, 1960, to May 17, 1960, for continued hearing after applicant and objectants have conferred.

## 736-59-BZ

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, south side,



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170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

Laid over from April 26, 1960, to May 17, 1960, for continued hearing; applicant to submit new drawing.

## 639-54-BZ

APPLICANT—Frank J. Ross for Oslo Realty Corp., owner.

SUBJECT—Application reopened April 19, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district the conversion of existing tenant's garage in cellar of multiple dwelling, to non-tenant transient garage for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd Street and 920-926 River Avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

## 599-54-BZ

APPLICANT—Burke and Groh for Carl and John Mangels, owners.

SUBJECT—Application reopened April 19, 1960 for consideration as to extension of term of variance, expired March 22, 1960—decision of the Borough Superintendent, previously granted on condition under Sections 7h and 7A of the Zoning Resolution, permitting in a residence and retail use district, the erection and maintenance of seven 1-car garages, and permitting the parking and storage of patrons' and employees' cars, no fee to be charged, on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern Boulevard, north side, 55.05 feet west of Glenwood Street, Block 8139, Lot 41, Little Neck, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

Hearing closed.—Laid over from April 5, 1960, to May 17, 1960, for inspection and decision.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs (hand tools only), lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

Hearing closed.—Laid over from April 19, 1960, to April 26, 1960, for hearing, at the request of an objector; then to May 17, 1960 for inspection and decision; applicant to file new elevations.

## 889-59-BZ

APPLICANT—John J. Tricarico for Peter Sorrentino, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling class A, 3 families to a converted dwelling class A, 3 families and store for retail use.

PREMISES AFFECTED—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

Hearing closed.—Laid over from April 26, 1960 to May 17, 1960, for inspection and decision.

## 769-59-BZ

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building by converting the first floor from office and fitting room to store and the third floor from residence to manufacturing and storage.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

Hearing closed.—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 770-59-A

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet East of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

## 825-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Steinfrank Realty Corporation, owner: Plywood and Door Northern Corporation, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products (previously granted by the Board) to storage of lumber and wood products.

PREMISES AFFECTED—2856 Webster Avenue, east side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of The Bronx.

Hearing closed.—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 809-59-BZ

APPLICANT—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gamble and D'Agostino, lessee.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.

PREMISES AFFECTED—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

Hearing closed.—Laid over from April 26, 1960 to May 17, 1960, for inspection and decision.

## 181-59-BZ

APPLICANT—Samuel J. Buchbinder, owner.

SUBJECT—Application March 19, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a business use district, the maintenance of a wholesale wet wash laundry.



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**PREMISES AFFECTED**—388-392 East 198th Street, south side, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 853-59-BZ

**APPLICANT**—Robert Gottlieb for Max Weiss, owner.  
**SUBJECT**—Application December 15, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

**PREMISES AFFECTED**—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 913-59-BZ

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owners.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a class B multiple dwelling to medical offices, medical laboratories and two dwellings.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 914-59-A

**APPLICANT**—Harry Soled for Louis and Mildred Robins, owners.

**SUBJECT**—Application December 24, 1959—Appeal from a decision of the Borough Superintendent—re Class 3 construction business use, elevator, etc.

**PREMISES AFFECTED**—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

## 756-59-BZ

**APPLICANT**—John J. Lynch and James J. Lyons, Jr. for Samuel Edelman, owner.

**SUBJECT**—Application November 19, 1959—decision of the Borough Superintendent, under sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story building, consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

**PREMISES AFFECTED**—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

Laid over from April 26, 1960, to May 17, 1960 for inspection and decision.

## 796-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under Section 7a, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

**PREMISES AFFECTED**—119 Bruckner Boulevard and

111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 816-59-BZ

**APPLICANT**—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

**SUBJECT**—Application November 24, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot, and nearby plot, no fees to be charged.

**PREMISES AFFECTED**—2346-2350 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 1-58-BZ—Vol. II

**APPLICANT**—Reginald S. Hardy for Isadore A. and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

**PREMISES AFFECTED**—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyn Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 13-60-BZ

**APPLICANT**—H. M. Cole for William B. and Cora Baird, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

**PREMISES AFFECTED**—59-61 Barrow Street, south side, 58 feet, 1¼ inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

**Hearing closed.**—Laid over from April 26, 1960, to May 17, 1960, for inspection and decision.

## 43-34-BZ

**APPLICANT**—Hurley, Kearney and Lane for Francesca Frasca, owner.

**SUBJECT**—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired December 1, 1958—decision of the Borough Superintendent, previously granted on condition, under section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

Laid over from May 3, 1960 to May 17, 1960, for decision.

## 808-59-BZ

**APPLICANT**—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In lessee.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the erection



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of a one story extension to an existing drive-in-diner.  
**PREMISES AFFECTED**—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision; then to May 17, 1960, for decision; applicant to submit new and more detailed drawings.

MAX H. FOLEY, *Chairman.*

## MAY 17, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, May 17, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 4-54-A—Vol. III

**APPLICANT**—M. Martin Elkind for Dehlia P. O'Dowd, owner.

**SUBJECT**—Application reopened January 5, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re—class 3 construction—increase in number of patients—Nursing Home.

**PREMISES AFFECTED**—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

### 757-59-A

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

**SUBJECT**—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

**PREMISES AFFECTED**—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of The Bronx.

### 869-59-A

**APPLICANT**—Norman C. Ryp for East 25th Street Realty Corporation, owner.

**SUBJECT**—Application December 11, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—122-124 East 25th Street, south side, 100 feet west of Lexington Avenue, Block 880, Lot 78, Borough of Manhattan.

### 25-60-A

**APPLICANT**—Leonard F. Rothkrug for Janet Steinberg, owner.

**SUBJECT**—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

**PREMISES AFFECTED**—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

### 2-58-A

**APPLICANT**—Robert Gottlieb for Rose Rosen, owner.

**SUBJECT**—Application reopened May 3, 1960 for consideration as to extension of term of variance, expired April 22, 1960—Appeal from a decision of the Borough Superintendent, re extension of commercial use in frame building.

**PREMISES AFFECTED**—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

### 66-16-A—Vol. II

**APPLICANT**—J. M. Berlinger for Trustees under the will of Moses Levy.

**SUBJECT**—Application reopened May 5, 1959 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape as second means of egress.

**PREMISES AFFECTED**—230 and 232 Canal Street, southwest corner of Baxter Street, Block 198, Lots 27 and 29, Borough of Manhattan.

### 170-44-A—Vol. II

**APPLICANT**—Sidney H. Kitzler for Mae Haussman, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Egress.

**PREMISES AFFECTED**—1805 Church Avenue, northside, 25 feet 6 inches east of East 18th Street, 63 East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

### 32-48-A—Vol. III

**APPLICANT**—Arthur A. Schiller for Board of Higher Education, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

**PREMISES AFFECTED**—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

### 182-60-A

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.

**SUBJECT**—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re—open spaces, curb level etc.

**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## MAY 24, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, May 24, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 779-59-BZ

**APPLICANT**—Albert J. Mario for Joseph E. DiFiore, owner.

**SUBJECT**—Application November 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

**PREMISES AFFECTED**—187-203 Hamilton Avenue, and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

**Hearing closed.**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision; applicant to file revised drawings.

### 748-59-BZ

**APPLICANT**—Lawrence M. Rothman for Peter Kenny and Max Freeman, owners; Royal State Bank, owner under contract.

**SUBJECT**—Application November 9, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330 to bank and made part of present bank in bank and store building on adjoining Lot 30.

**PREMISES AFFECTED**—319-323 East 148th Street, north side, 300 feet west of Courtlandt Avenue, and 326-328 East 149th Street, south side, 225 feet west of Court-



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landt Avenue, Block 2330, Lots 57 and 30, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 837-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.  
**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 37-60-BZ

**APPLICANT**—Victor E. Block for Jacob Starr, owner.  
**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service with show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision; applicant to file new elevation.

## 910-59-BZ

**APPLICANT**—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market for a term of twenty years.

**PREMISES AFFECTED**—227 East Cross Bronx Expressway, northwest corner, of Weeks Avenue, Block 2796, Lots 50, 51, and 52, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 735-59-BZ

**APPLICANT**—Charles A. Buckley, Jr. for Dominick Canavo, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—902 Soundview Avenue, Northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

MAY 24, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon May 24, 1960, at 2 o'clock at 80 Lafayette

ette Street, 9th floor, New York 13, N. Y. on the following matters:

## 790-57-SM

**APPLICANT**—Penn Crete Products Company, owner—bonding agent.

## 113-59-SA

**APPLICANT**—Dornback Furnace & Foundry, owner—gas-fired heater.

## 237-59-SA

**APPLICANT**—Sears, Roebuck & Company, owner—gas-fired heater.

## 471-59-SA

**APPLICANT**—Sargent & Company, owner—door closer.

## 567-59-SM

**APPLICANT**—Indussa Corp. For Cimenteries & Briqueteries, owner—portland cement.

## 613-59-SA

**APPLICANT**—The Trane Company, owner—warm air gas-fired furnace.

## 615-59-SM

**APPLICANT**—Colonial Sand & Stone Co., Inc., Hudson Cement Co. Div., portland cement.

## 635-59-SM

**APPLICANT**—Door Controls, Inc., owner—emergency exit lock.

## 911-59-SA

**APPLICANT**—American Radiator & Standard Sanitary Corp., owner—gas-fired furnace.

## 11-60-SA

**APPLICANT**—Ronan & Kunzl, Inc., owner—liquid oxygen converter.

## 4-60-SM

**APPLICANT**—Johns-Manville Prod. Corp., owner—admixture for concrete.

## 15-60-SM

**APPLICANT**—Inland Steel Products Company, owner—incombustible roof deck.

## 94-60-SM

**APPLICANT**—Tecfab Incorporated, owner—standerel wall.

## 148-60-SM

**APPLICANT**—Columbia Acoustics & Fireproofing Co., owner—4 hour fire resistive floor construction.

## 236-39-SM

**APPLICANT**—Wheeling Corrugating Co., owner—amendment additional lathing accessories.

## 135-40-SM

**APPLICANT**—United States Plywood Corp., owner—amendment, additional brick.

MAX H. FOLEY, *Chairman*

JUNE 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, June 1, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:



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## 742-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices.

## 141-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corporation, owner; Mauricos Company, Incorporated, lessee.

SUBJECT—Application reopened October 7, 1958 as Vol. 11—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## 731-59-BZ

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and restricted retail use district, the change in use of part of the front area of the cellar of a Class A multiple dwelling from a superintendent's apartment to an office.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 732-59-A

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 360-47-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Jennie Pecora, owner.

SUBJECT—Application March 25, 1957, decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## 20-60-BZ

APPLICANT—Leonard F. Rothkrug for Highway Mansion Incorporated, owner; Lillian Fruit Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a patron and employee parking lot (no fee to be charged) in conjunction with adjoining supermarket, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1601 East 16th Street, southeast corner, Avenue P, Block 6779, Lot 1, Borough of Brooklyn.

## 241-60-BZ

APPLICANT—Samuel Paul and Seymour Jarmul for Board of Education, owner.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a D-1 and G-1 area and class ½ height district, the erection of a two story extension to the existing three story public school building with less than the required setback in a G-1 area district and in excess of the permitted height within two miles of a designated airport.

PREMISES AFFECTED—6302-6324 Avenue U, and 2117 East 63rd Street, southeast corner, Block 8470, Lots 240 and 247, Borough of Brooklyn. (Public School #236).

## 283-53-BZ—Vol. II

APPLICANT—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

PREMISES AFFECTED—59-02 to 59-12 37th Avenue, southwest corner, from 59th to 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

## 852-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under section 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—466-474 St. Nicholas Avenue, and 317-319 West 133rd Street, northeast corner, Block 1959, Lot 1 Borough of Manhattan.



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## 662-59-BZ

APPLICANT—Jerome W. Perlstein for Leo Boryk, owner.  
SUBJECT—Application October 14, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling encroaching on the required rear yard.

PREMISES AFFECTED—219-10 Stewart Road, southside, 70 feet east of 219th Street, Block 7794, Lot 461, Queens Village, Borough of Queens.

## 865-59-BZ

APPLICANT—Dominick Salvati and Son for Philip Pinus, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

PREMISES AFFECTED—268-03 Union Turnpike, northeast corner, of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

## 90-60-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Fairmount Theatre Corporation, owner; Joseph Rosenblum, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the alteration and change in occupancy of the theatre portion of the building to a retail super market on the first floor and bowling alleys on the two upper stories.

PREMISES AFFECTED—57 East Burnside Avenue, northeast corner of Walton Avenue, Block 3178, Lot 1, Borough of The Bronx.

## 802-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

## 803-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 35 of the General City Law—re premises partly in bed of mapped Street—proposed widening of Broadway.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

## 746-49-BZ—Vol. II

APPLICANT—H. M. Cole for Koch Auto Service Company, Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the continuance of an existing motor vehicle repair shop and garage for more than five (5) cars previously granted by the Board for a term of two years, the term of variance expired on November 8, 1953.

PREMISES AFFECTED—4423-4429 Broadway, westside, 158 feet, 93/4 inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

PREMISES AFFECTED—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.



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SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices to affected owners.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 889-52-BZ

APPLICANT—A. L. Andujar for Texaco Inc., owner.

SUBJECT—Application reopened May 3, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district, the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

## 725-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Double "K" Realty Corp., owner.

SUBJECT—Application reopened May 3, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, an additional curb cut to part of existing parking and storage of motor vehicles, and permitting new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—411 West 25th Street, north side, 150 feet west of 9th Avenue, Block 723, Lot 26, Borough of Manhattan.

## 452-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the use of the present parking lot to include the sale and display

of new and used cars to expire with the present variance. PREMISES AFFECTED—1172 Castle Hill Avenue, east side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of the Bronx.

Hearing closed—Laid over from May 3, 1960, to June 1, 1960, for inspection and decision; applicant to file layout plan and amend application.

## 475-59-BZ

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

Hearing closed.—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision; then to June 1, 1960, for decision at the request of applicant; applicant to obtain new decision from Borough Superintendent.

## 476-59-A

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., Owner.

SUBJECT—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

PREMISES AFFECTED—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

MAX H. FOLEY, *Chairman.*

## JUNE 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 161-59-A—Vol. II

APPLICANT—Sidney Daub for Six Ninety-Two Broadway Corporation, owner.

SUBJECT—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re egress, fire escape as legal exit.

PREMISES AFFECTED—692-694 Broadway and 2-20 East 4th Street southeast corner, and 386 Lafayette Street, Block 531, Lot 6, Borough of Manhattan.

## 775-59-A

APPLICANT—Henry Hartmann for Walter Jankowski, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re frame dwelling.

PREMISES AFFECTED—5957 56th Avenue, north side, 50 feet west of 60th Street, Block 2688, Lots 55 and 41, Maspeth, Borough of Queens.

## 776-59-A

APPLICANT—Henry Hartmann for Guiseppe Restani, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent—re frame dwelling.

PREMISES AFFECTED—57-36 58th Place, west side, 100



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feet north of 57th Drive, Block 2673, Lot 73, Maspeth, Borough of Queens.

## 159-60-A

APPLICANT—Murray L. White for Janent Holding Corporation, owner.

SUBJECT—Application March 4, 1960—Appeal from a decision of the Borough Superintendent re Hopper Doors—one-hour fire rating.

PREMISES AFFECTED—84-20 51st Avenue, southwest corner of Reeder Street, Block 1548, Lot 6, Elmhurst, Borough of Queens.

## 238-60-A

APPLICANT—Murray L. White for D.L.A. Building Company, Incorporated, owner.

SUBJECT—Application March 31, 1960—Appeal from a

decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—51-25 Van Kleeck Street, east side, 198.95 feet south of Codwise Place, Block 2474, Lot 15, Elmhurst, Borough of Queens.

## 239-60-A

APPLICANT—Murray L. White for Van Horn Realty Corporation, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—86-04 Grand Avenue, southeast corner of Van Horn Street, Block 2864, Lot 17, Elmhurst, Borough of Queens.

MAX H. FOLEY, *Chairman.*

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# MINUTES

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## REGULAR MEETING

TUESDAY MORNING, MAY 3, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 19, 1960 were approved as printed in the Bulletin of April 28, 1960, Vol. 45, No. 17.

## 43-34-BZ

APPLICANT—Hurley, Kearney and Lane for Francesca Frasca, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired December 1, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

## APPEARANCES—

For Applicant: John E. Murphy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A.M. for decision.

## 452-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the use of the present parking lot to include the sale and display of new and used cars, to expire with the present variance.

PREMISES AFFECTED—1172 Castle Hill Avenue, east-side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: David Vorhaus, Concetta L. Fera, Mary R. Cervini, Anthony J. Cervini, Lorraine Herrmann, Frieda Merle, Marie Casella, Margaret Walther, Patrick J. Cronin, Francis Rant, Theresa Rasmussen, Jack O'Donnell, Louis E. Williams, Margaret Scafuri, Carrie Rauch, David Rauch, and Anthony Caruso.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M. for inspection and decision; applicant to file layout plan and amend application; hearing closed.

## 657-58-BZ

APPLICANT—Philip Freshman for Eva Fox, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

## APPEARANCES—

For Applicant: Philip Freshman.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for hearing; applicant to send notices.

## 267-59-BZ

APPLICANT—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter; Muffler King, Inc., lessee.

SUBJECT—Application April 28, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

PREMISES AFFECTED—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Irving Fertel.

For Opposition: Joseph J. Cullen and Salvatore Martinea.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A.M. for hearing at the request of the objectors.

## 475-59-BZ

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-35 to 75-43 (75-39 official)



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164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Louis D. Laurino.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for decision at the request of applicant; applicant to obtain new decision from Borough Superintendent; hearing previously closed.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to Section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Louis D. Laurino.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for decision in conjunction with Cal. No. 475-59-BZ; hearing previously closed.

## 714-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

**SUBJECT**—Application November 2, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, (37 to 43 inclusive and 141), Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Julian F. Gordon, L. P. Young, Edith Meiser McKnight, Katherine Perotty McMahon, Mer-ton L. Alexander and David L. Charol.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for continued hearing; applicant to send new notices.

## 139-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple garage to transient garage.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, (37 to 43 inclusive and 141), Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for continued hearing in conjunction with Cal. No. 714-59-BZ.

## 727-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage

to the existing multiple dwelling to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—2-8 Fifth Avenue and 14 Washington Square North, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Howard D. Westrich and Elsa Steinert.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for continued hearing; applicant to send new notices.

## 140-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—2-8 5th Avenue and 14 Washington Square North, northwest corner and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for continued hearing in connection with Cal. No. 727-59-BZ.

## 735-59-BZ

**APPLICANT**—Charles A. Buckley, Jr., for Dominick Cannavo, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

## APPEARANCES—

For Applicant: Maurice Schulkind and James Cannavo.

For Opposition: Harvey Fox, N. Y. C. Housing Authority.

**ACTION OF BOARD**—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 742-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage, to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—134 to 136 East 55th Street and 643 to 655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M., for continued hearing; applicant to send new notices.

## 141-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, Subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—134-136 East 55th Street and



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643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M. for continued hearing in conjunction with Cal. No. 742-59-BZ.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

For Opposition: Rosito T. Noyes and Victor E. Paterno.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M. for continued hearing; applicant to send new notices to affected owners.

## 142-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M. for continued hearing in conjunction with Cal. No. 743-59-BZ.

## 748-59-BZ

APPLICANT—Lawrence M. Rothman, for Peter Kenny and Max Freeman, owners; Royal State Bank, owner under contract.

SUBJECT—Application November 9, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330 to bank and made part of present bank in bank and store building on adjoining Lot 30.

PREMISES AFFECTED—319-323 East 148th Street, north side, 300 feet west of Courtlandt Avenue, and 326-328 East 149th Street, south side, 225 feet west of Courtlandt Avenue, Block 2330, Lots 57 and 30, Borough of the Bronx.

## APPEARANCES—

For Applicant: Lawrence M. Rothman.

For Opposition: None.

For Administration: John J. Saunders, Board of Education and Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 779-59-BZ

APPLICANT—Albert J. Mario for Joseph E. DiFiore, owner.

SUBJECT—Application November 25, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office,

sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-203 Hamilton Avenue and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Albert J. Mario.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 808-59-BZ

APPLICANT—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In, lessee.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

PREMISES AFFECTED—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to May 17, 1960, at 10 A.M. for decision; applicant to submit new, more detailed drawings; hearing previously closed.

## 822-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubricatorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over for inspection and decision; date to be set; hearing closed.

## 823-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—filed pursuant to Section 35 of the General City Law re—portion of premises located partly in the bed of mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

ACTION OF BOARD—Laid over for inspection and decision in conjunction with Cal. No. 822-59-BZ; date to be set; hearing closed.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the



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erection and maintenance of a gasoline service station with accessory minor auto repairs, hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Peter A. Piscitelli, Richard Frand, Carmela Ciccarella, Ermilino Guili, F. A. Fredella, Mary Piscitelli, Anthony Provenzano, Mary Provenzano, Charles Costa, Anna Costa, George Costa, Lena Costa and Joseph Lupiano.

**ACTION OF BOARD**—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 910-59-BZ

**APPLICANT**—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market, for a term of twenty years.

**PREMISES AFFECTED**—227 East Cross Bronx Expressway, northwest corner of Weeks Avenue, Block 2796, Lots 50, 51 and 52, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher and Joseph Sloan.

For Opposition: Gregory Peck, Arthur S. Alfert and Emanuel Goldberg.

For Administration: John J. Saunders, Bd. of Education.

**ACTION OF BOARD**—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 37-60-BZ

**APPLICANT**—Victor E. Block for Jacob Starr, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service, with show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: A. Alfred Schreiber, Gladys G. Quashic, Julia Dixon, Rosetta Springle, Hilda McLeod, Mary Porter, Joshua James, Radcliff O. Davis and Paul Berg.

**ACTION OF BOARD**—Laid over to May 24, 1960, at 10 A.M. for inspection and decision; applicant to file new elevation; hearing closed.

## 348-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Anthony D'Alessio, owner.

**SUBJECT**—Application May 28, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one story and cellar building for use as a funeral home with less than the required yard and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—24-10 Francis Lewis Boulevard, west side, 53.15 feet south of 24th Avenue, Block 4898, Lot 25, Auburndale, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 924-17-BZ—Vol. II

**APPLICANT**—Herman Kron for L. B. Auto Sales, Inc., owner.

**SUBJECT**—Application reopened April 5, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7h of the Zoning Resolution, permitting in a manufacturing and residence use district, on a plot presently occupied with a public garage, auto laundry, auto repair shop and gasoline service station, the reconstruction of the lubritorium and office portion of the building and the use of the adjoining vacant lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—396-418 Coney Island Avenue, southwest corner of Caton Avenue, Block 5331, Lots 15, 22 and 28, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

**ACTION OF BOARD**—Resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on June 2, 1959 as amended November 10, 1959, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted June 2, 1959, as thereafter amended November 10, 1959, by permitting the installation of 12 new 550 gallon gasoline tanks to replace present defective tanks, one 550 gallon waste oil tank, an additional pump island and additional use of the sale of used and new cars; and

WHEREAS, this application was reopened on April 5, 1960 and set for hearing on May 3, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on Alt. Applic. No. 2712-58, reads:

"1. Proposed addition of sale of used and new cars, to garage, gas station, repair shop, auto laundry, office, toilets and open air parking and storage for more than 5 cars facing Friel Place, is not in accordance with the Bd. of Standards and Appeals variance under Cal. #924-17-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 2, 1959, as amended through November 10, 1959, to permit the installation of 12 new 550 gallon gasoline tanks to replace the defective tanks, the installation of one 550 gallon waste oil tank, an additional pump island and additional use of the sale of used and new cars, and to provide for an additional fence around the parking lot in the rear, *on condition* that all work shall be done in accordance with drawings filed with this application dated, October 27, 1959, 1 sheet, and March 3, 1960, 1 sheet; and that other than as provided in this amendment, the terms of the original resolution shall be complied with in all respects and a certificate of occupancy shall be obtained.

## 358-26-BZ—Vol. II

**APPLICANT**—New York Telephone Company, owner.

**SUBJECT**—Application reopened December 15, 1959 as



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Volume II—decision of the Borough Superintendent, under Sections 7c, 7d and 21 of the Zoning Resolution, to permit in a local retail and residence use  $1\frac{1}{4}$  height district, the erection of a six story extension to the existing telephone exchange building extending from the local retail use into the residence use district, together with the parking of employees' cars in the residence use portion of the plot.

PREMISES AFFECTED—1775 Grand Concourse, 1730 Walton Avenue, south side, and 100 East 175th Street, Block 2822, Lot 27, Borough of The Bronx.

## APPEARANCES—

For Applicant: Marion E. Horsburgh and Joseph B. Klein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for hearing; applicant to send notices to affected property owners and for new publication in the Bulletin; then laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on Alt. Applic. No. 454-58, reads:

"1. The proposed extension of the existing telephone exchange building into the residence portion of the lot is contrary to Sec. 3, Art. II, Z.R. and is therefore denied.

2. Parking in the residence portion of the lot is contrary to Sec. 3, Art. II, Z.R. and is therefore denied.

3. In a  $1\frac{1}{4}$  district the height of the proposed extension in excess of the width of the street is contrary to Sec. 8(e) of the Z.R. and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and d of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to height on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and height district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, 7d and 21, to permit in a local retail and residence use,  $1\frac{1}{4}$  height district, the erection of a six-story extension to existing telephone exchange building, extending from the local retail into the residence use district and exceeding the permitted height for a  $1\frac{1}{4}$  height district, together with the parking of employees' cars in the residence use portion of the plot, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 27, 1959, 29 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 477-31-BZ—Vol. III

APPLICANT—Paul Friedman for Giovanna de Martini Giannola, Eleanor De Martini Ingrati, Mario and Vincent De Martini, owners; Daniel L. Glickman, lessee.

SUBJECT—Application reopened February 2, 1960 as Vol-

ume III—decision of the Borough Superintendent, under Sections 7f, 7e and 7i of the Zoning Resolution, to permit on a lot located partly in a business use district and partly in a residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage of more than five (5) motor vehicles with ground signs in a business use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—45-01 to 45-19, (45-05 official) Bell Boulevard, east side, from Northern Boulevard to 45th Road, Block 7333, Lots 201, 212, 213 and 243, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

For Opposition: N. J. Johanson.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for inspection and decision; hearing closed; then laid over to May 3, 1960 at the request of the applicant; and

WHEREAS, the decision of the Borough Superintendent, dated January 6, 1960 acting on N.B. Applic. No. 4848-59, reads:

"1. Proposed erection of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles located partly in a business use district & partly in a residence use district is contrary to Art. II, Sec. 3 and 4(a) of the Zoning Resolution.

2. Proposed ground signs located in a business use district is contrary to Art. II Sec. 4(a) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board is in receipt of a letter from the Queens Borough Public Library withdrawing their objection to this application; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f, e and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f, 7e and 7i, to permit on a lot, located partly in a business use and partly in a residence use district, the erection and maintenance of a gasoline service station, non-automatic auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles and with ground signs in a business use district, for a stated term of fifteen (15) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated January 22, 1960, 6 sheets, March 4, 1960, 1 sheet and March 11, 1960, 1 sheet, except that the entrance to the men's toilet shall be from the interior of the building; that three trees not less than 3 inches in diameter each shall be planted between the sidewalk and curb of 45th Road; that all other laws, rules and regulations applicable shall be complied with; that parking and storage shall be limited to pleasure cars only awaiting service; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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## 536-37-BZ—Vol. II

APPLICANT—Robert H. Fraser for Grace Gordon, owner.

SUBJECT—Application reopened February 10, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of the plot, exceed the permitted area coverage and without the required rear yard, and extend the present commercial use.

PREMISES AFFECTED—158-162 West 83rd Street, south side, 150 feet east of Amsterdam Avenue, Block 1213, Lot 58, Borough of Manhattan.

### APPEARANCES—

For Applicant: Robert H. Fraser.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1959 acting on Alt. Applic. No. 742-58, reads:

"2. Proposed extension into residence use district for commercial use not permitted. Sec. 3 & 6 Zoning Res.

3. Proposed extension in residence use district should not cover more than 65% of the area. Sec. 12(b) Zoning Res.

4. Provide rear yard where lot abuts residence use district. Sec. 17(a) Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7a and 21 of the Zoning Resolution, to permit in a business and residence use, B area district, the construction of a second floor extension into the residence use portion of plot exceeding the permitted area coverage and without the required rear yard, and extension of present commercial use, on condition that the work shall be done in accordance with drawings filed with this application dated January 23, 1959, 2 sheets and March 2, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 583-56-BZ

APPLICANT—Lama, Proskauer and Prober for Theodore Tannor, owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to amendment of resolution, extension of term of variance, expires February 13, 1972 and extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent previously granted on condition, under Section 7a of the Zoning Resolution, permitting in a business use district, for a term of 15 years, the erection

and maintenance of a gasoline service station, lubritorium, car washing, non-automatic, and minor motor vehicle repairs with hand tools only.

PREMISES AFFECTED—3106-3116 Voorhies Avenue and 2702-2712 Knapp Street, southwest corner, Block 7510, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Resolution amended, term of variance extended and time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 13, 1957 as thereafter amended through March 3, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance for twenty years from date of new Resolution; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation March 3, 1960; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution to permit the change of the size of the building from 60 feet 1 inch by 30 feet to 58 feet by 28 feet, relocate same to the southwest corner of the plot, install two 30 foot curb cuts on Voorhies Avenue in place of one 30 foot curb cut and one 15 foot curb cut, rearrange the pump islands and install three pumps on each island, instead of two on each island; and

WHEREAS, this application was reopened on April 5, 1960 and set for hearing on May 3, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 3, 1960 acting on N.B. Applic. No. 1627-56, reads:

"Proposed change in building size from 60'-1" x 30'-0" to 58'-0" x 28'-0" and relocation of same on rear lot line, omission of 15'-0" curb cut on Voorhies Avenue and installation of a 30'-0" curb cut 5'-0" from westerly lot line and the rearrangement of pump islands and the installation of 3 additional pumps are all contrary to the Board of Standards and Appeals resolution Cal. No. 583-56-BZ."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 13, 1957, as amended through March 3, 1959, only as to the term of variance and the time to obtain permits and complete the work, so that as amended the resolution shall read:

"granted to extend the term of variance for 20 years from the date of this resolution; to extend the time to obtain permits and complete the work, which expired by limitation, in accordance with Section 22A of the Zoning Resolution from the date of this resolution; to permit a change in size of the building from 60 feet 1 inch by 30 feet, to 58 feet by 28 feet; to permit the building to be relocated on the southwest corner of the plot; to install two 30 foot curb cuts on Voorhies Avenue in place of one 30 foot curb cut and one 15 foot curb cut; to rearrange the pump islands and have three pumps on each island instead of two on each island, all as shown on drawings filed with this application dated, March 7, 1960, 2 sheets; that other than as herein amended the above resolution shall be complied with in all respects and a certificate of occupancy shall be obtained."



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## 898-56-BZ—Vol. II

APPLICANT—Robert J. Crinnion for Bruckner Funland, Inc., owner.

SUBJECT—Application reopened April 5, 1960 for consideration as to extension of term of variance, expires July 14, 1974—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a one story building for use as a bowling alley and recreation center without providing the required setbacks, and customers parking on the unbuilt upon portion of the plot for a term of 15 years.

PREMISES AFFECTED—950 Pugsley Avenue, east side, from Quimby Avenue to Bruckner Boulevard, Block 3682, Lots 1, 10, 15, 23, 28, 70, 75, 78 and 79, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: R. Charvat, V. Gerritsen and Jeanette Ryan.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on July 14, 1959, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted July 14, 1959, only so far as it pertains to the term of the variance and as amended shall read, for a term of twenty-five years; and

WHEREAS, this application was reopened on April 5, 1960 and set for hearing on May 3, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1959, only as to the term of the variance, so that as amended it shall read:

"granted for a term of twenty-five (25) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 396-58-BZ—Vol. II

APPLICANT—Gilbert Lazerus for Navarre Holding Company, Inc., owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7e, 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, a portion of the premises to be used for a motor vehicle repair shop together with parking of more than five (5) motor vehicles, incidental sale of gasoline, oil and motor accessories to customers of cars being repaired, office and storage space, the balance of the premises to be used for three stores, with a business entrance located within 75 feet of a residence zone.

PREMISES AFFECTED—1680-1688 Albany Avenue, west side, 48.18 feet south of Marginal Street and 4016-4018 Marginal Street, Block 7744, Lots 47, 49 and 50, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Gilbert Lazerus and M. Schroeder.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 3, 1959, this application (Vol. I) was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted by the Board February 3, 1959 to read "as proposed and indicated on drawings filed with this application marked "Received June 27, 1958" 3 sheets, "April 7, 1959" 2 sheets and "November 26, 1958" one sheet, etc., thus extending the motor vehicle repair shop to the two remaining 2-car garage, with parking in the four 2-car garages when not used for repairs, and replace that portion of the masonry wall between the garage on the common lot line with Lot 49 north to Marginal Street with a transite fence; and

WHEREAS, this application was reopened on July 14, 1959 as Vol II and set for hearing on April 5, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 8, 1959 acting on Alt. Applic. No. 968-58, reads:

"1. Proposed extension to building and change of occupancy of building and premises, in a Business zone, to be used for the following: Four 2 car garages to be used for storage of motor vehicles and auto repairs including body and fender repair and welding, open space to be used for parking and storage of more than 5 motor vehicles, auto repair including body and fender repair and welding in conjunction with the following proposed uses on the adjoining lot #47: 3 stores and office, sale of motor oil and accessories and sale of gasoline only to cars being repaired on lots 49 & 50, is contrary to Article II, PP. 4a, subsections 15, 29 and 46 of the Zoning Resolution.

2. Business entrance within 75' of a Residence zone is contrary to Article II, PP. 7-A of the Zoning Resolution. (Note—Sec Alt. 969-58)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e, f, i and A of the Zoning Resolution, to permit in a business use district, a portion of premises to be used for a motor vehicle repair shop, together with parking of more than five motor vehicles, incidental sale of gasoline, oil and motor accessories, to customers of cars being repaired, office and storage space and the balance of the premises to be used for three stores with a business entrance located within 75 feet of the residence zone, *on condition* that the work shall be done in accordance with drawings filed herewith dated April 7, 1959, 2 sheets and June 27, 1958, 1 sheet; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 447-59-BZ

APPLICANT—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

SUBJECT—Application July 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion of an



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existing synagogue occupying more than the permitted area coverage.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred M. Lama and Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 10, 1959 acting on Alt. Applic. No. 1562-56, reads:

"1. The proposed alt. to enlarge a bldg. in an "E" area district which presently exceeds the permitted area coverage is contrary to Art. IV Sec. 15(a) Zone Res." and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two-story extension over the basement portion of an existing Synagogue occupying more than the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 11, 1960, 9 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 452-59-A

**APPLICANT**—Lama, Proskauer and Prober for Rabbinical Seminary of America, owner.

**SUBJECT**—Application July 1, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 27, subdivision 2b, Minimum Dimensions of Yard or Courts.

**PREMISES AFFECTED**—92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred M. Lama and Alfred A. Lama.

**ACTION OF BOARD**—Appeal granted on condition.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the decision of the Borough Superintendent, dated June 10, 1959 on Alt. Applic. 1562-56, reads:

"3M—Provide 13'-0" multiple dwelling yard beyond 60'-0" from Kessel Str. as per Sec. 27 subd 2b M.D.L." and

WHEREAS, the applicant states that the building is 80 feet by 74 feet in area, 2 stories, 18 feet 6 inches high, of class

1 construction, located in residence use, E area, class 1 height district, built in 1940, now used and occupied: auditorium, synagogue, sleeping rooms, toilets, storage and office, 200 persons; 1st floor—offices, toilets and sleeping rooms, 90 persons; and

WHEREAS, the applicant states that Certificate of Occupancy No. 76872 issued against Alt. Applic. 181-51 establishes use and occupancy as follows: basement—auditorium, committee room, check room, toilets and storage, 475 persons; 1st floor—class rooms, library, offices, study and toilets, 62 persons; that temporary Certificate of Occupancy No. 128188 issued against the present pending Alt. Applic. 1562-56 reads: basement, auditorium, synagogue, sleeping rooms, toilets and storage, 200 persons; 1st floor—study rooms, offices, toilets and sleeping rooms, 90 persons; 2nd floor—study rooms, offices, toilets and sleeping rooms, 60 persons; that amendment to Alt. Applic. 1562-56 dated May 11, 1959 proposes an extension to create a 2 story and basement, 28 feet high, building 80 feet by 74 feet in area on all floors of class 1 construction to be used and occupied as: basement—auditorium, synagogue, sleeping rooms, toilets, storage and office, 200 persons; 1st floor—offices, toilets and sleeping rooms, 90 persons; 2nd floor—toilets and sleeping rooms, 60 persons; and

WHEREAS, the applicant further contends that the present rear wall creates a 10 foot rear yard; that it is proposed to vertically extend the present rear wall so as to keep this 10 foot rear yard; that it would be a hardship on this owner to relocate this wall; that it would reduce the size of the synagogue and serve no useful purpose; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated June 10, 1959, acting on Alt. Applic. 1562-56, Objection No. 3M, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, *on condition* that the work shall be done in accordance with provisions of the resolution adopted this day by the Board under Cal. No. 447-59-BZ; and that a certificate of occupancy shall be obtained.

## 692-59-BZ

**APPLICANT**—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff and Hana Goldberg, owners.

**SUBJECT**—Application October 28, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a drive-in-theatre, restaurant building, cafeteria, toilets, auxiliary restaurant, toilet building, parking areas and screen tower building, with less than the required set backs, and signs.

**PREMISES AFFECTED**—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40 and parts of Lots 71, 65, 38, Block 4434, parts of Lots 39 and 42, Block 4433, parts of Lots 37, 38 and 42, Block 4432, parts of Lots 29, 33, 36, and 38, Block 4431, parts of Lots 33, 36 and 38, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Jerrold I. Ehrlich.

For Opposition: Samuel Bodian, Park Dept.

**ACTION OF BOARD**—Application denied.

**THE VOTE TO GRANT**—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

**THE RESOLUTION**—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated September 30, 1959 acting on N.B. Applic. Nos. 1598-1602-59, reads:

"1. In a residential use district, the proposed drive-in theatre, concession building with toilets; playground; concession building with restaurant deck and toilets; picnic area; box office and administration; parking areas; outdoor seating area; projection booth; screen tower; and attraction signs—are contrary to Article II Sec. 3 of the Zoning Resolution.

2. In an F-1 area district the proposed structures, uses and parking in the required set-back of 15 feet is contrary to Article IV Sec. 16A of the Zoning Resolution.

3. Open air drive-in theatre must comply with Article V Section 21G of the Zoning Resolution."

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 1598-1602-59, Objections Nos. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 693-59-A

APPLICANT—Burke, Green and Groh for Joseph Appleman, Toby Weingarten, Freda Aranoff and Hana Goldberg, owners.

SUBJECT—Application October 28, 1959—filed pursuant to Section 35 of the General City Law—re construction in the beds of mapped streets.

PREMISES AFFECTED—1220 Pennsylvania Avenue, southside, 200 feet east of Flatlands Avenue, Block 4452, Lots 60, 55, 52, 50, 45, 41, 40 and parts of Lots 71, 65, 38, Block 4434, parts of Lots 39 and 42, Block 4433, parts of Lots 37, 38 and 42, Block 4432, parts of Lots 29, 33, 36 and 38, Block 4431, parts of Lots 33, 36 and 38, Borough of Brooklyn.

APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Appeal withdrawn by applicant in view of Board's denial of Cal. No. 692-59-BZ.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## 771-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the uses to include lubricatorium, car washing, sales and utility rooms and parking and storage of motor vehicles and business sign.

PREMISES AFFECTED—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1959 acting on N.B. Applic. No. 1292-59, reads:

"1. The demolition, reconstruction and extension of use of an existing gasoline selling station, motor vehicles repair shop garage, to gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Retail Use District is contrary to Article II Section 4-A Section 4(a) and Sub-sections (29) and (46) of the Zoning Resolution.

2. Proposed business sign (supported on light standard) projecting more than 18 inches beyond the Building Line is contrary to Article II Section 4-A and Section 4(a) and Sub-section (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a retail district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extension of uses to include lubricatorium, car washing, sales and utility rooms, the parking and storage of motor vehicles and a business sign, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 24, 1959, 5 sheets, except that the design of the exterior of the building shall be changed to conform more nearly with the architecture of adjacent buildings; that the design of the exterior shall be submitted to this Board for approval before submission to the Department of Buildings; that the toilets shall be rearranged so that entrance to the men's toilet shall be from the interior of the building; that pumps shall be located 15 feet back from the street building line instead of 12 feet; that inside the woven wire fence, on the north and southeast boundaries, where shown on the drawing, there shall be a hedge; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 772-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 24, 1959—appeal from a decision of the Borough Superintendent—re mapped street.

PREMISES AFFECTED—5105-5107 Amboy Road and 1047-1061 Annadale Road, northeast corner, Block 6245, Lot 70, Richmond Valley, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama and Alfred M. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1959 on N.B. Applic. 1292-59, reads:

"3. Portion of premises partly in the bed of a mapped street is contrary to the General City Law Article 3, Section 35."

and

WHEREAS, the applicant states that the proposed building is 46 feet 8 inches by 29 feet 4 inches in area, 1 story, of class 3 construction, located in retail use, D area, class 1 height district, to be used and occupied: gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles; and

WHEREAS, the applicant states that according to the City Maps of Amboy Road, it is proposed to be widened; that the City does not have title to this property in the bed of the mapped street and there are no proceedings pending to acquire; that inasmuch as it is only proposed to drive over the portion of the plot in the bed of the mapped street, it is requested that this appeal be granted; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated October 27, 1959, acting on N.B. App. 1292/59, Objection No. 3, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted on condition* that all provisions of the resolution adopted by the Board this day under Cal. No. 771-59-BZ shall be complied with and that a certificate of occupancy shall be obtained.

## 786-59-BZ

APPLICANT—Herman Horowitz for Jarcho-Landau Corporation, owner.

SUBJECT—Application November 30, 1959—decision of the Borough Superintendent, under Section 19 A (j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth.

PREMISES AFFECTED—131-139 East 60th Street and 764-778 Lexington Avenue, northwest corner, Block 1395, Lots 14, 15, 17 and 113, Borough of Manhattan.

APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1959 acting on N.B. Applic. No. 44-59, reads:

"Disapproved (1)—Proposal to eliminate the required loading berth is contrary to Art. IV Sect. 19-A of the Zoning Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board deemed that the granting of this application would prevent creation of traffic hazards due to subway entrances, Consolidated Edison Company's vault and heavy traffic on 60th Street; and

WHEREAS, the Board found that this was an appropriate

case in which to exercise discretion to grant under Section 19A Subdivision j of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19A(j) of the Zoning Resolution, to permit in a B area district, the erection of an 18-story office building without the required loading berth, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 30, 1959, 8 sheets; that all loading and unloading of delivery trucks shall take place between 6 p.m. and 8 a.m.; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 881-59-BZ

APPLICANT—H. M. Cole for Dominick Realty Corporation, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of the second floor of an existing building from card room to light manufacturing—grinding of optical lenses.

PREMISES AFFECTED—15 Van Dam Street, north side, 129 feet, 6¼ inches, west of Avenue of the Americas, Block 506, Lot 47, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and Gilbert Siegal.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4

Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1959 acting on Alt. Applic. No. 1446-59, reads:

"1. Change of use, card room to manufacturing, grinding of lenses, one non-conforming use to another non-conforming use is not permitted in a residence use district. Article II—Paragraph 3 of the Zoning Resolution.

Reconsideration of this objection was denied on October 15, 1959. It will not be further considered."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21 for a term of 15 years, to permit in a residence use district, the change in use of the second floor of an existing building, from card room, to light manufacturing and grinding of optical lenses, *on condition* that the work shall be done in accordance with drawings filed with this application dated, December 22, 1959, 5 sheets, and March 3, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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## 882-59-BZ

APPLICANT—Julius S. Rapson for Henry Sackowsky, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an F-1 area district, the erection of a one family dwelling with less than the required 15 foot setback.

PREMISES AFFECTED—40-20 248th Street, northwest corner of 41st Avenue, Block 8123, Lot 24, Little Neck, Borough of Queens.

### APPEARANCES—

For Applicant: Julian S. Rapson and Henry Sackowsky.

For Opposition: Calvin C. Clark.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1959 acting on N.B. Applic. No. 2089-59, reads:

"1. Erection of a dwelling in an F-1 area district without the required 15 foot front setback is contrary to article IV section 16-A of the Zoning Resolution."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in an F-1 area district, the erection of a one family dwelling, with less than the required fifteen foot setback *on condition* that the building shall be constructed in accordance with drawings filed with this application dated December 24, 1959, five sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 99-60-BZ

APPLICANT—Leonard F. Rothkrug for Fraydun Realty Corporation, owner.

SUBJECT—Application February 16, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a retail and residence use, B area district, the reduction in the number of accessory car spaces from 39 to 20 in a twenty story multiple dwelling presently under construction.

PREMISES AFFECTED—201 East 70th Street and 1213-1229 Third Avenue, northeast corner and 200 East 71st Street, Block 1425, Lots 1, 2, 3 and 4, Borough of Manhattan.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application

on May 3, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1960, acting on N.B. Applic. 150-58, reads:

"1. Proposed reduction, to provide garage area less than 20% of number of apts. is contrary to Sec. 19B sub.div.(a) (1) of Zoning Res."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 19 Subdivision B(d) of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 19B(d), to permit in a retail and residence use, B area district, the reduction in the number of accessory car spaces from 39 to 20 in a 20 story multiple dwelling presently under construction, *on condition* that the work shall be done in accordance with drawings filed with this application dated, February 16, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 106-60-BZ

APPLICANT—Charles L. Koester for Francis X. Hatton, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of a structure for a conforming use with less than the required 10 foot setback.

PREMISES AFFECTED—36-46 Bell Boulevard, northwest corner of 38th Avenue, Block 6172, Lot 25, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Francis X. Hatton and Helen R. Hatton.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1960 acting on N.B. Applic. No. 3873-59, reads:

"1. The present erection of a bldg. in a D-D area district which projects within the required 10' setback from the street line is contrary to Art. IV 14-B(d) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a D-D area district, the erection of a structure for a conforming use, with less than the required ten foot setbacks, *on condition* that the work shall be done in accordance with drawings filed with this application dated,



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February 17, 1960, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 147-60-BZ

APPLICANT—John T. Briggs for Emily Stewart Trust, owner; Granger Holding Corporation, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, in an existing two-story building occupied in part as a factory on the first floor, the change in occupancy to supermarket extending into the residence use portion.

PREMISES AFFECTED—5-9 West 115th Street, north side, 125 feet west of 5th Avenue and 12-16 West 116th Street, Block 1599, Lot 41, Borough of Manhattan.

## APPEARANCES—

For Applicant: Latham C. Squire and John T. Briggs.

For Opposition: None.

For Administration: John J. Saunders, Bd. of Education.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 29, 1960 acting on Alt. Applic. 1508-59, reads:

"1. In a residence district, the changing of a non-conforming use to another non-conforming use is not permitted."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a retail and residence use district, in an existing 2 story building occupied in part as factory on the first floor, the change in occupancy to supermarket extending into the residence portion of the premises, on condition that the work shall be done in accordance with drawings filed with this application dated, February 25, 1960, 6 sheets, and April 1, 1960, 1 sheet; that the area of the sign or signs on West 115th Street shall be limited to one hundred square feet and located where shown on the drawing; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:00 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 3, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 432-38-SM

APPLICANT—Lehigh Portland Cement Co., owner—amendment, additional plants.

## APPEARANCES—

For Applicant: R. W. Kriner.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

432-38-SM—Amendment to resolution as to additional plants.

Lehigh Portland Cement Co. requested that the resolution adopted November 28, 1939 and amended Nov. 18, 1941 under Calendar Number 432-38-SM be reopened and amended so as to include mortar as manufactured at additional plants owned and operated by the applicant.

USE: A mortar cement.

DESCRIPTION: There is no change in the materials used or the method of manufacture of the mortar as manufactured at the requested plants as compared to the presently approved plant.

INSPECTION AND TEST: The plants of the applicant were inspected by Director William A. Nolan and Ass't. Engr. J. A. Darts in conjunction with their plant inspection relative to the approval of the applicants' portland cement. The applicant has submitted reports of tests conducted by the E. L. Conwell & Co. Testing Laboratory. The mortar successfully met the requirements of Section C26-314.0 Administrative Building Code. The reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 28, 1939 and amended November 18, 1941 be reopened and amended so as to include the Lehigh Mortar Cement as manufactured at the applicant's plants located at Alsen, New York and Fogelsville, Pa., on condition that the requirements of the resolution adopted November 28, 1939 and amended November 18, 1941 under Calendar Number 432-38-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 1016-39-SM

APPLICANT—National Gypsum Co., owner—amendment, additional tile and trade name.

## APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

1016-39-SM—Amendment to resolution as to additional insulation tile and additional trade name.

J. K. Hovind for National Gypsum Company, Buffalo, New York, requested by letter dated March 16, 1960 that the resolution adopted January 23, 1940 and reopened and amended through July 21, 1959 under Calendar Number 1016-39-SM be amended to include insulation tile as previously approved, but with needle perforations, randomly spaced, on surface and to permit the title to be marketed by Sears Roebuck and Company under their trade name.

USE: Acoustical Tile.

DESCRIPTION: The only change in the material has been



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in the surface perforations. The requested tile having needle perforations in a random pattern.

RECOMMENDATION: Based on the inspection and data filed by the applicant the Committee on Test recommends that the resolution adopted January 23, 1940 and amended through July 21, 1959 under Calendar Number 1016-39-SM be reopened and amended so as to include Gold Bond Stardrift and Decor Stardrift Acoustical Tile for use in New York City under the Rules on Uses of Insulating Fibre Board and so as to permit the Stardrift Tile to be marketed by Sears Roebuck and Company under the trade name Acoustical Tile No. 8445, on condition that the requirements of the resolution adopted January 23, 1940 and amended through July 21, 1959 under Calendar Number 1016-39-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 594-47-SM

APPLICANT—Yonkers Concrete Products, owner—amendment, additional size masonry unit.

APPEARANCES—

For Applicant: T. N. Bailey.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
594-47-SM—Amendment to resolution as to additional size masonry unit.

Yonkers Concrete Products, Inc., requested that the resolution adopted March 16, 1948 and amended at various times through July 15, 1952 under Calendar Number 594-47-SM be reopened and amended so as to include an additional size masonry unit.

USE: Cinder brick for use in masonry construction.

DESCRIPTION: The brick is made of the same materials as the approved cinder block; the size is 3 x 4 x 8 inches (nominal).

INSPECTION AND TEST: The brick was tested at Manhattan College in accordance with the requirements of Section C26-307.0 Administrative Building Code. The brick successfully met the requirements and the complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 16, 1948 and amended through July 15, 1952 under Calendar Number 594-47-SM be reopened and amended so as to include the Yonkers Concrete Products Inc., Cinder Brick 3 x 4 x 8 inches, on condition that the requirements of the resolution adopted March 16, 1948 and amended through July 15, 1952 under Calendar Number 594-47-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 650-47-SM

APPLICANT—Building Products Corp., owner—amendment, additional size masonry units.

APPEARANCES—

For Applicant: Stephen Romano.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
650-47-SM—Amendment to resolution to include an additional size cinder block.

Building Products Corp., requested that the resolution adopted October 15, 1947 and amended at various times through September 15, 1959 under Calendar Number 650-47-SM be reopened and amended so as to include an additional size cinder block.

USE: The cinder block is used in masonry construction.

DESCRIPTION: The blocks are manufactured in the same manner and of the same materials as those previously approved. The size of the Block is 4 x 9 x 18 inches.

INSPECTION AND TEST: The block was tested at Manhattan College in accordance with the requirements of Section C-26-309.0 Administrative Building Code. The result was as follows:

4 x 9 x 18 inches—75% Solid Cinder  
Compressive strength = 1579 p.s.i.  
Absorption (lbs. per cu. ft.) = 9.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 15, 1947 and amended at various times through September 15, 1959 be reopened and amended so as to include the additional size solid cinder block; 4 x 9 x 18 inches as a solid load bearing block, on condition that the requirements of the resolution adopted October 15, 1947 and amended at various times through September 15, 1959 under Calendar Number 650-47-SM be complied with

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 829-48-SA

APPLICANT—Nu-Way Corp., owner—amendment, additional trade name.

APPEARANCES—

For Applicant: A. E. Olson.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative ..... 0



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
829-48-SA—Amendment to resolution as to additional trade names.

Nu-Way Corp., Illinois, requested that the resolution adopted November 23, 1948 and amended through April 29, 1958 be reopened and amended so as to include additional trade names.

USE: Conversion type oil burner.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 23, 1948 and amended through April 29, 1958 be amended so as to include the additional trade names; Atlantic Oil Burner, Siebring Oil Burner, Sundstrand Oil Burner, Waterbury Oil Burner, Fitzgibbons Oil Burner, Airtherm Oil Burner, Green Colonial Oil Burner, A. O. Smith Oil Burner, Trane Oil Burner, Peerless Oil Burner, Fairway Oil Burner, Columbia Oil Burner, Rybolt Oil Burner, Ducane Oil Burner, and Bryant Oil Burner, on condition that the requirements of the resolution adopted November 23, 1948 and amended through April 29, 1958 under Calendar Number 829-48-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 360-50-SA

APPLICANT—Crane Co., owner—amendment, additional trade name.

## APPEARANCES—

For Applicant: Ernest L. Ball, Jr.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
360-50-SA—Amendment to resolution as to additional trade name.

Crane Company requested that the resolution adopted October 17, 1950 and amended through July 21, 1959 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J, to be marketed by the Crane Company under their own trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 17, 1950 and amended through July 21, 1959 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J, to be marketed by the Crane Company under the trade name Crane Oil Burner, Models 3846, 3847, 3848, on condition that the requirements of the resolution adopted October 17, 1950 and amended through July 21, 1959 under Calendar Number 360-50-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does

hereby amend the above cited resolution in accordance with the above report.

## 126-51-SM

APPLICANT—National Gypsum Co., owner—amendment, additional fire resistive ratings.

## APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
126-51-SM—Amendment of Gold Bond Poured-in-Place Gypsum Roof deck construction to include additional constructions and fire endurance ratings.

J. K. Hovind for National Gypsum Company, Buffalo, New York, requested by letter dated February 16, 1960 that the resolution adopted May 12, 1953 and amended July 19, 1955 and March 31, 1959 be further amended to include additional formboard, additional constructions and fire endurance ratings under the provisions of Sections C26-88.0, C26-191.0, C26-575.0 and C26-609.0 Administrative Building Code.

USE: Gold Bond Poured-in-Place Gypsum Roof Deck is used as an incombustible roof deck for all classes of construction and when constructed as hereinafter described, provides fire endurance of 2 hours with no ceiling below and 3 hours with a suspended lath and plaster ceiling.

DESCRIPTION: The present construction for a 2 hour fire endurance rating is identical to previously approved Gold Bond Poured-in-Place Gypsum Roof Deck construction, except that the 12 ga. x 14 ga. x 4" x 8" wire fabric reinforcing is dimpled so as to hold the fabric approximately 1/2" from the 1/2" gypsum formboard, then 2 1/2" of Gold Bond (Metro-Mix) gypsum concrete is poured over the formboard, completely embedding the mesh and the bulb tees. The total thickness of the slab is 3" including the formboard. The underside of the bulb tees or ASCE rails (spaced 32 5/8" o.c.) are unprotected.

The formboard is 1" x 24" Gold Bond Acoustifibre Formboard, a perforated acoustical wood fiber material which has a flame resistance of Class C per F.S. SS-A-118b, fabricated from material as previously approved under Calendar Number 538-44-SM.

INSPECTION AND TEST: A fire endurance test was conducted at the National Bureau of Standards, Report No. 406, which is on file and part of the record, on a Poured-in-Place Gypsum Roof Deck slab. The construction included bulb tee rails spaced 32 5/8" o.c. welded on alternate sides to three steel beams, which were placed within the furnace, 1/2" x 32" wide gypsum formboard (previously approved) was placed on the top of the lower flange of the bulb tees; dimpled wire reinforcing mesh, described above, was placed over the formboard and bulb tees and 2 1/2" (measured from top of formboard) Poured-in-Place gypsum concrete was poured over the construction. The beam protection, previously approved, consisted of reinforced gypsum concrete poured solidly around the lower three sides of the beams to a thickness of 2 inches from the edges and bottom of the beam flanges. There was no ceiling below this construction; the bottom flanges of the bulb tees were exposed to the fire.

The construction was tested for fire endurance in accordance with the provisions of ASTM E119 and the Administrative Building Code and failed at 2 hours 18 minutes due to temperature rise of one thermocouple on the unexposed side.

Gold Bond Acoustifibre Formboard was tested for flame resistance in accordance with the provisions of Federal Specification SS-A-118b and met all requirements of Class



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"C". The test report is on file and part of the record.

**RECOMMENDATION:** On the basis of the test reports and data furnished by the applicant, the Committee on Test recommends that the resolution adopted May 12, 1953 and amended at various times through March 31, 1959 be further amended to permit an unprotected gypsum roof deck with not less than 2½" gypsum concrete over an incombustible formboard as providing 2 hours fire resistance for roofs and floors of Class 2 construction, as provided under Section C26-240.0 and previously approved constructions protected with a 3 hour lath and plaster ceiling, as provided under Section 26-575.0, provided 3 hours fire resistance is for floors and/or roofs in Class I and all other classes of construction and further when the formboard is Acoustifibre Formboard (wood fiber) the limitations shall be as follows:

| Class of Construction | Ceiling Area (sq. ft.) |
|-----------------------|------------------------|
| 1                     | 5,000*                 |
| 2                     | 5,000*                 |
| 3                     | 6,000                  |
| 4                     | no limit               |
| 5                     | 6,000                  |
| 6                     | 6,000                  |

\*In school buildings where the ceiling is 20 ft. clear above the floor these areas may be increased 50%, provided that all other provisions of the resolution adopted May 12, 1953 and amended at various times through March 31, 1959 under Calendar Number 126-51-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 133-51-SM

**APPLICANT**—National Gypsum Co., owner—amendment, additional fireproof construction.

## APPEARANCES—

For Applicant: Donald K. Busch.

**ACTION OF BOARD**—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

133-51-SM—Amendment of resolution as to additional fire resistive constructions.

J. K. Hovind for National Gypsum Company, Buffalo, New York requested by letter dated April 15, 1959 that the resolution adopted May 22, 1952 and amended May 18, 1954 under Calendar Number 133-51-SM be further amended to include constructions for steel beam protection having endurance ratings of 2, 3 and 4 hours and a wood stud partition with a fire endurance rating of 1 hour under pertinent sections of the Administrative Building Code. The application was reopened by a vote of the Board May 12, 1959.

**USE:** The material is a mill-mixed gypsum plaster used for fireproofing.

**DESCRIPTION:** Gold Bond Gypsolite Plaster (mill-mixed gypsum perlite plaster) previously approved may be used for fireproofing steel beams and as the surfacing material of a wood stud partition; constructions as hereinafter described.

The ¾ inch perforated gypsum lath was attached to the wood studs with Gold Bond Flex Clips which resiliently hold the lath approximately ¼ inch away from the wood framing. The clips are as follows:

*Gold Bond FC-1 Field Clip*—a galvanized sheet steel clip having protruding fingers which accept the edges or ends of adjacent pieces of lath and resiliently hold the lath approximately ¼ inch from the framing. The clips are attached to the framing with one nail per clip.

*Gold Bond FC-2 Starting-Finishing Clip*—a galvanized sheet steel clip having a "U" shape at one end to accept the edge of a piece of gypsum lath and an offset nailing leg at the other, which securely fastens the lath to the studs while holding it away approximately ¼ inch.

*Gold Bond FC-3 Corner Clip*—a galvanized sheet steel clip consisting of two sets of protruding fingers at 90 degrees to each other for resiliently securing abutting pieces of gypsum lath at interior corners.

**INSPECTION AND TEST:** Three steel beams were tested in accordance with the requirements of ASTM E119 and Section 609.0 Administrative Building Code at Underwriter's Laboratories.

The constructions and fire endurance ratings attained were as follows:

*4 Hours Fire Endurance, Steel Beam*—1½ inches Gold Bond Gypsolite Plaster (mill-mixed 100 pounds gypsum to 2½ inches cubic feet perlite) applied in two coats, scratch and brown, to 3.4 pounds per square yard. Gold Bond self furring metal lath, previously approved under Calendar Number 342-39-SM, which was wrapped around the lower three sides on the beam, attached to the upper and lower flange edges with gold Bond Beam Furring Clips, previously approved under Calendar Number 53-59-SM, spaced 9 inches on centers. Plaster thickness, measured from face of lath included ¼ inch to ⅝ inch lime-putty finish coat.

*3 Hours Fire Endurance, Steel Beam*—1¼ inches Gold Bond Gypsolite (mill-mixed 100 pounds, gypsum to 2½ cubic feet perlite) applied to construction identical to 4 hour rated construction described above. Plaster thickness, measured from face of lath included 1/16" to 1/8" lime-putty finish coat.

*2 Hours Fire Endurance, Steel Beam*—1⅝" Gold Bond Gypsolite (mill-mixed 100 lbs. gypsum to 2½" cu. ft. perlite) applied to two coats, scratch and brown, to ¾ lb. per sq. yd. diamond mesh metal lath, previously approved under Calendar Number 342-39-SM, attached tightly to the upper and lower flange edges with Gold Bond Beam Furring Clips spaced 9 inches on center. The lath was in a "U" shape, tight to the flange edges and extended 1 inch below the face of the lower flange. Plaster thickness, measured from face of lath, included 1/16" to ⅝" lime-putty finish coat.

The partition, constructed of wood studs, gypsum lath and Gypsolite Plaster was tested for fire endurance at Ohio State University and attained a fire resistive rating of 1 hour.

The tested partition included 2" x 4" wood studs 16 inches o.c., ¾" Gold Bond perforated gypsum lath, previously approved under Calendar Number 136-38-SM, attached with Gold Bond FC-1 Flex Clips and accessories, ½" Gold Bond Gypsolite Plaster (mill-mixed 100 lbs. gypsum to not more than 2 cu. ft. perlite) applied in a double back operation. Plaster thickness includes 1/16" lime-putty finish.

The complete reports, Retardant 4197 are on file with and are part of the record.

**RECOMMENDATION:** On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends that the resolution adopted May 22, 1952 and amended May 18, 1954 under Calendar Number 133-51-SM be further amended so as to permit the use of the Gold Bond Gypsolite Plaster as fireproofing in constructions as herein described for protection of structural steel beams for fire resistive ratings as shown when the plaster is applied to a thickness as described and also permit the use of the Gold Bond Flex Clip System for attachment of gypsum lath and gypsum plaster to wood joist ceilings where a fire resistive rating is not required on condition that the requirements of the resolution adopted May 22, 1952 and amended May 18, 1954 under Calendar Number 133-51-SM be complied with and further that all containers of Gold Bond Flex Clips shall be stamped, marked or labeled, "Ap-



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proved by the Board of Standards and Appeals for use in New York City under Calendar Number 133-51-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.

GEORGE F. SKLENARIK,  
Asst. Engr.  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 582-53-SA

APPLICANT—Trane Co., owner—amendment, use of heaters in garages.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

582-53-SA—Amendment to resolution to permit the approved heater to be installed in garages.

The Trane Company, La Crosse, Wisconsin, requested that the resolution adopted February 1, 1955 under Calendar Number 582-53-SA be reopened and amended so as to permit the approved gas-fired suspended unit to be installed in garages or places of explosive atmospheres. The application was reopened by a vote of the Board, May 26, 1959.

DESCRIPTION: There is no change in the units from those approved by the Board, February 1, 1955, under Calendar Number 582-53-SA.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 1, 1955 under Calendar Number 582-53-SA be reopened and amended so as to permit the approved gas-fired units as described under the above mentioned resolution to be installed in garages or places of explosive atmospheres, on condition that the appliance be installed at least 8'-0" above floor level and that all air for combustion shall be ducted in from outside and further that all other requirements of the resolution adopted February 1, 1955 under Calendar Number 582-53-SA be complied with, and further no air from the garage shall enter the fire box.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 668-54-SM

APPLICANT—National Gypsum Co., owner—amendment, additional lathing accessories.

APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 668-54-SM—Amendment of resolution as to additional types of construction and accessories.

J. K. Hovind for the National Gypsum Company, Buffalo, New York requested by letter dated February 12, 1957 that the resolution adopted April 10, 1956 under Calendar Number 668-54-SM be amended to include additional types of construction and additional accessories. The application was reopened by a vote of the Board March 26, 1957.

USE: Gold Bond Holo Steel Studs, 2½", 3¼", 4" and 6" in depth, previously approved, are incombustible studs for attaching plaster and other bases for furring and hollow partitions. They may be used as studs to which gypsum lath, metal lath or gypsum backer board may be screwed, clipped or tied.

DESCRIPTION: The partitions, employing Gold Bond Holo Studs and accessories, previously approved, included one with resilient clips that held ¼" pencil rods to which diamond mesh metal lath was wire tied and gypsum plaster and another partition which included ⅜" gypsum backer board clipped to the Holo Studs with ⅜" gypsum wallboard, previously approved under Calendar Number 709-39-SM, laminated to the backer board surfaces.

The gypsum backer board is of the same composition as gypsum wallboard previously approved under Calendar Number 709-39-SM except that both the front and back paper surfaces are gray in color. It is supplied in thicknesses of ⅜" and ½"; widths of 24" and 48"; lengths as ordered, up to 12 ft., with square edges except ½" x 24" backer board is also supplied with V-joint edges.

Holo Stud accessories, used in the above and other fire resistive constructions are as follows:

*Gold Bond HS-1 Field Clip*—Identical to the wire "F" clip previously approved under Calendar Number 604-54-SM except for a slight modification in one bend which permits its use with Holo Studs for secure attachment of gypsum lath and backer board.

*Gold Bond F-½ Field Clip*—Identical to HS-1 Field Clip except that it is shaped so as to permit attachment of gypsum lath and backer board to pencil rods.

*Gold Bond HS-2 Starter Clip*—Galvanized sheet steel clip which fits over the flange of Holo Stud Track and into which the bottom edge of the first course of gypsum lath and backer board is placed thereby eliminating the necessity for wire-ties.

*Gold Bond HS-3 Finishing Clip*—A unique wire clip which permits rapid attachment of the top edge of the last course of gypsum lath and backer board at the ceiling.

*Gold Bond RM-1 Resilient Clip*—Sheet steel clip coated to prevent rust, which holds steel pencil rods approximately ¼" from the flanges of Holo Studs. Metal or gypsum lath is attached to the pencil rods and the clips resilient action greatly increases the sound transmission loss rating of the partition.

*Gold Bond Stud Shoe and Starter Clip*—Galvanized sheet steel clip used to hold Holo Studs in position within the floor track and in addition serves as a starter clip for the lower edge of the bottom course of gypsum lath and backer board.

*Gold Bond Holo Stud Metal Base Clips*—Galvanized sheet steel clips for 2½", 3" and 4" Gold Bond Lock-On Metal Base, previously approved, which are attached to the flanges of Holo Studs at the floor line. In addition, this clip rigidly holds the Holo Studs in position within the floor track alleviating the necessity for stud shoes. Clips are designed for use when gypsum lath (GLB clips), metal lath (MLB clips) or pencil rods and metal lath (MLBP clips) will be employed.

*Gold Bond Holo Stud Column Clip*—Galvanized sheet steel clips for 2½", 3¼", 4" and 6" Holo Studs. It is used to solidly space two Holo Studs 2" from each other, creating in essence, a column. The column clip is used primarily at door frames to stiffen and secure the double Holo Studs adjacent to the frame.

*Gold Bond Snap-In Track*—Sheet steel track for use with 2½", 3¼" and 4" Holo Studs which has slots on the bent-in



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flanges that receive Holo Studs and hold them securely without the need of stud shoes.

**Gold Bond Drive-In Starter Clip**—Galvanized sheet steel clips used with Snap-In Track primarily to hold the lower edge of the bottom course of gypsum lath and backer board. They are attached by driving the long leg between the track and the floor.

**Gold Bond Holo Stud Shoe Clip**—Galvanized wire clip which is used to secure stud shoes to 2½", 3¼", 4" and 6" Holo Studs at floor and ceiling. It eliminates the need for wire tying at these points and yet provides a secure attachment.

**Gold Bond Pencil Rods**—¼" diameter hot rolled round steel rods, lengths as ordered, for use with Holo Studs and other lathing operations.

**INSPECTION AND TEST:** Fire endurance tests were conducted at Ohio State University on the constructions hereinafter described, tested in accordance with the requirements of Sections C26-585.0, C26-591.0 and C26-592.0 Administrative Building Code and the test reports have been filed with and are part of the record. The accessories were inspected by the Committee on Test and were found to be as hereinafter described.

One partition consisted of 2½" Holo Studs spaced 16" o.c. to which Gold Bond RM-1 resilient clips were attached 16" o.c. on each flange. ¼" pencil rods, the height of the partition, were clipped to the RM-1 clips, 3.4 lb. per sq. yd. diamond mesh metal lath was wire tied to the pencil rods and the surface was plastered with ¾" sanded gypsum plaster, measured from back of lath, scratch coat 2 parts sand to 1 part gypsum, and brown coat—3 parts sand to 1 part gypsum by weight. The partition passed a 1 hour fire endurance test (failed at 1 hour and 20 minutes) and a hose-stream test.

The second partition consisted of 2½" Holo Studs spaced 24" o.c. to which ¾" Gold Bond Gypsum Backer Board, 24" wide was attached on each side of the studs with Gold Bond HS-1 Field Clips, ¾" Gold Bond Gypsum Wallboard, previously approved, was laminated to the face surfaces of the backer board with Gold Bond Joint Cement adhesive, previously approved. The point of failure of the fire endurance test was reached at slightly under 1 hour (53½ minutes).

**RECOMMENDATION:** On the basis of the inspection and tests and the data filed by the applicant, the Committee on Test recommends that the resolution adopted April 10, 1956 under Calendar Number 668-54-SM be amended to include the use of metal lath (attached directly to or to pencil rods which are attached to the studs) with the previously approved Gold Bond Holo Studs and ¾" total thickness sanded gypsum plaster under the provisions of Section C26-636.0 as having a 1 hour fire endurance rating, for use under Sections C26-239.0, C26-459.0 and C26-460.0 Administrative Building Code and to include the use of ¾" or ½" gypsum backer board to Holo Studs with ¾" or ½" gypsum wallboard adhered to the backer board for use under Section C26-667.0.5 as an incombustible sub-dividing partition for all classes of construction and to include the Holo Stud accessories herein described and that the Bills of Lading, shipping tickets and/or invoices may be stamped or labeled in lieu of stamping the building plans on condition that all other requirements of the resolution adopted April 10, 1956 under Calendar Number 668-54-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 384-56-SA

**APPLICANT**—Modine Manufacturing Co., owner.

**APPEARANCES**—

For Applicant: Adolpe L. Penn.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

384-56-SA—Amendment to resolution as to additional model of gas-fired heaters.

Modine Manufacturing Co., Racine, Wisconsin, requested that the resolution adopted March 19, 1957 be reopened and amended so as to include additional models of gas fired unit heaters.

**USE:** Gas-fired unit heaters designed for installation in duct work.

**DESCRIPTION:** The requested models are basically the same as those previously approved. The burner, heat exchanger, manifold and controls are the same as those used in the approved models. The change is in the BTU input and styling. The BTU's range from 75,000 to 300,000 btu/hr. The appliances have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 19, 1957 under Calendar Number 384-56-SA be reopened and amended so as to include the Models DF-75, DF-100, DF-125, DF-150, DF-225, DF-300 Gas Fired Duct Furnaces, on condition that the requirements of the resolution adopted March 19, 1957 under Calendar Number 384-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 83-57-SA

**APPLICANT**—Sundstrand Engineering Co., owner—amendment, additional trade name.

**APPEARANCES**—

For Applicant: A. E. Olson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

83-57-SA—Amendment to resolution as to additional trade names.

Sundstrand Engineering Co., Illinois, requested by letter that the resolution adopted January 21, 1958 and amended March 31, 1959 under Calendar Number 83-57-SA be reopened and amended so as to include additional trade names.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted January 21, 1958 under Calendar Number 83-57-SA be reopened and amended so as to include the additional trade names, Hall Neal Victor Oil Burner, Bethlehem Oil Burner, Pierce Oil Burner, Fairway Oil Burner, Goder Oil Burner and Ducane Oil Burner, on



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condition that the requirements of the resolution adopted January 21, 1958 and amended March 31, 1959 under Calendar Number 83-57-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 442-57-SM

APPLICANT—B. F. Goodrich Flooring Co., owner—floor tile.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

Re: Calendar Number 442-57-SM

SUBJECT—B. F. Goodrich Koroseal Vinyl Floor Tile.

B. F. Goodrich Flooring Co., Watertown, Mass., filed May 28, 1957 an application with the Board of Standards and Appeals for approval of B. F. Goodrich Koroseal Vinyl Floor Tile under the provisions of Section C26-667.0 Administrative Building Code.

### Purpose

The material is a tile shaped floor covering.

### Description

Koroseal Vinyl Floor Tile consists of a bonded composition of thermoplastic binder, asbestos, fillers and pigments. The binder consists of vinyl resins, plasticizers and stabilizers. The composition is uniform from the surface to the back of the tile.

The tile is made in thicknesses of  $\frac{1}{8}$ ", .08 inch and 1/16 inch.

### Inspection and Test

Details were examined by Ass't. Engr. G. F. Sklenarik, Committee on Test.

The following tests were conducted on the material:

Indentation resistance, color stability, grease resistance, solvent resistance and light reflectivity.

### Recommendation

On the basis of the inspection and test and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Koroseal Vinyl Floor Tile as floor covering for use in New York City under the provisions of Section C26-667.0-4.a Administrative Building Code on condition that all containers in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 442-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 57-58-SM

APPLICANT—National Gypsum Co., owner—amendment, additional acoustical tile.

APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

57-58-SM—Amendment of resolution as to addition of Gold Bond Overtone Acoustical Tile.

J. K. Hovind for the National Gypsum Company, Buffalo, New York, requested by letter dated March 15, 1960 that the resolution adopted November 18, 1958 under Calendar Number 57-58-SM be amended to include Gold Bond Overtone Acoustical Tile (vinyl plastic faced Acoustiroc Tile, previously approved) under the provisions of Sections C26-88.0 and C26-191.0 Administrative Building Code.

USE: The materials are to be used as incombustible acoustical ceiling tile.

DESCRIPTION: Gold Bond Overtone Acoustical Tile is fabricated of incombustible Acoustiroc Tile, previously approved, with a vinyl plastic sheet approximately 2 mils in thickness across its face. The material is supplied  $\frac{3}{4}$ " x 12" x 12", with an edge treatment to permit use with approved metal suspension systems such as the Gold Bond "J" System, previously approved under Calendar Number 754-52-SM. The material is furnished with a pattern or embossed surface and is supplied as field units (plastic face adhered to tile edges with polyvinyl acetate adhesive) and as border units (plastic face adhered to edges and face of tile).

INSPECTION AND TEST: Samples of the material were tested in accordance with the requirements of F.S. SS-A-118b and were found to be Class A-incombustible. The complete report is on file and is part of the record.

RECOMMENDATION: On the basis of the inspection and test data filed by the applicant, the Committee on Test recommends that the resolution adopted November 18, 1958 under Calendar Number 57-58-SM be reopened and amended to include Gold Bond Overtone Acoustical Tile as an incombustible interior finish under the provisions of Section C26-88.0 Administrative Building Code on condition that the requirements of the resolution adopted November 18, 1958, under Calendar Number 57-58-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 227-58-SM

APPLICANT—National Gypsum Co., owner.

APPEARANCES—

For Applicant: Donald K. Busch.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0



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## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
227-58-SM—National Gypsum Co., Buffalo, N. Y., filed an application for approval of their Gold Bond Solitude Acoustical Tile and Grid Panels for use in New York City under the provisions of Sections C26-88.0, C26-178.0 and C26-191.0 Administrative Code.

USE: Incombustible acoustical ceiling tile or panels.

DESCRIPTION: Gold Bond Solitude Acoustical Tile and Grid Panels are substantially rigid incombustible products made of mineral wool, wood fibres and a suitable binder. The tiles are furnished in the following sizes:  $\frac{1}{2}$ " x 12" x 12",  $\frac{3}{4}$ " x 12" x 12", and  $\frac{3}{4}$ " x 12" x 24". Supplied with various edge treatments depending on method of attachment, by adhering to a solid backing or held by an approved suspension system. The tile surface is perforated in various patterns and is factory coated with a non-flammable paint.

Gold Bond Solitude Grid Panels made of the same materials as the tile have square edges and are designed for use in approved metal grid suspension systems. The size is  $\frac{3}{4}$ " x  $23\frac{3}{4}$ " x  $23\frac{3}{4}$ ". The surface is perforated with small holes and is factory coated with a non-flammable paint.

INSPECTION AND TEST: Samples of this material were tested at the Laboratories of Armour Research Foundation in accordance with Federal Specification SS-A-118b and were found to be incombustible. The report is on file and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of Gold Bond Solitude Acoustical Tile and Grid Panels for use in New York City as an incombustible acoustical tile and panels under the provisions of Section C26-88.0 Administrative Building Code, on condition that the tile and panels only be used in conjunction with an approved suspension system and all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 227-58-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 480-58-SA

APPLICANT—Dunkirk Radiator Corp., owner—amendment, additional trade name.

## APPEARANCES—

For Applicant: J. B. Spencer.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
480-58-SA—Amendment to resolution as to additional trade name.

Dunkirk Radiator Corp., Dunkirk, New York, requested that the resolution adopted May 12, 1959 under Calendar Number 480-58-SA be reopened and amended so as to permit the approved appliance to be marketed under an additional trade name.

RECOMMENDATION: The Committee on Test recommends that as there has been no change in the construction of the gas-fired hot water or steam boiler that the resolution

adopted May 12, 1959 under Calendar Number 480-58-SA be reopened and amended so as to permit the approved gas-fired boiler to be marketed by the Roberts-Gordon Appliance Corp. under the trade name of Robert-Gordon, Models 2G-3, 2G-4, 2G-5, 2G-6, 2G-7, 2G-8, Gas Boiler Gordoneer Series, with the suffix "W" or "S" to designate steam or hot water, on condition that the requirements of the resolution adopted May 12, 1959 under Calendar Number 480-58-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 457-59-SM

APPLICANT—W. R. Grace & Co., Dewey & Almy Chemical Division, owner—amendment, increase in admixture.

## APPEARANCES—

For Applicant: Joseph Platzker.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
457-59-SM—Amendment of resolution as to increase in admixture.

Joseph Platzker for W. R. Grace & Company, Dewey & Almy Chemical Division, requested that the resolution adopted February 16, 1960 under Calendar Number 457-59-SM be reopened and amended so as to permit an increase of the admixture to 13 ozs. per sack of cement.

USE: A retarder for concrete.

DESCRIPTION: There has been no change in the formulation of the material from that previously approved.

INSPECTION AND TEST: Additional tests were conducted on the material. Comparative tests were conducted on a controlled mix as against the same mix with the admixture increased to 13 ozs. In all respects the concrete with the increased admixture, tested stronger than the concrete without the admixture. The reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted February 16, 1960 under Calendar Number 457-59-SM be reopened and amended so as to permit an increase of the admixture, Daratard to 13 ozs. per sack of cement on condition that the requirements of the resolution adopted February 16, 1960 under Calendar Number 457-59-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 593-59-SM

APPLICANT—The Lamson and Sessions Co., owner.

## APPEARANCES—

For Applicant: William G. Waltermire.



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ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
593-59-SM—William G. Waltermire for the Lamson & Sessions Co., Cleveland, Ohio, for approval of the Lamson & Sessions High Strength Bearing Bolt under the provisions of Sections C26-322, C26-368, C26-520 and C26-521 as amended by Local Laws 107, 108, 109 and 110 of 1955.

USE: The material is to be used for fastening structural steel.

DESCRIPTION: The bolts, nuts and washers are manufactured in conformity with the requirements of Specifications of Quenched and Tempered Steel, Bolts and Studs and Hardened Steel Washers (ASTM-A325). The bolt is basically a high tensile bolt with knurls added to produce a body bound fit and the heads are either button head or countersunk and are so designed as not to require washers under the heads. The bolts are identified by markings on the top of the head with three radial lines with the L and the numbers 325 placed under the L between the radial lines.

INSPECTION AND TEST: The applicant has submitted the results of a comprehensive range of tests showing compliance with the requirements of ASTM-A325. The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the inspection and test and the date filed by the applicant, the Committee on Test recommends the approval of the material known as Lamson & Sessions *High Strength Bearing Bolt* for use in New York City under the provisions of Sections C26-322.0, C26-368.0, C26-520.0 and C26-521.0 Administrative Building Code as amended by Local Laws 107, 108, 109 and 110 of 1955, on condition that all bolts, studs, nuts and washers shall comply with the requirements of ASTM-A325 and further that all containers or cartons in which the material is to be marketed shall be tagged, stamped or labeled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 593-59-SM" and further that each bolt shall be identified with the marking herein described.

The Committee further recommends that when the High Strength Bolts are used in construction the following conditions shall apply:

Torque shall be sufficient to provide an average stress on the bolt at least fifteen percent in excess of the minimum required bolt tension specified in subdivision d4 of Section C26-520.0.

The parts to be bolted shall be brought tightly together by sufficient high-strength bolts used as fitting-up bolts.

Bolts shall then be installed in the remaining holds and their nuts shall be made finger tight, which shall mean tightened firmly by hand or spud wrench only, without the use of torque or impact wrenches.

After the nuts have been made finger tight, each nut shall be given one complete turn to tighten the bolt.

The fitting-up bolts shall be then loosened and the nuts thereon shall be retightened finger tight. Each nut shall then be given one complete turn.

Bolts shall not be forced into holes. Holes out of alignment shall be drilled or reamed.

Impact wrenches shall be regulated so as to produce one turn of the nut on the bolts in place, in approximately ten seconds.

The tightness of the bolts may be tested by turning the nuts one-sixteenth of a turn tighter with a torque wrench and measuring the resulting torque. The torques on the nuts shall not be less than shown in column 4 of the following table for the size of the bolt.

Sufficient bolts shall be checked to determine whether the required tightness has been obtained.

*Bolt Tension and Torque Values*

| 1                   | 2                                                    | 3                                             | 4                                                                             |
|---------------------|------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------|
| Bolt Size<br>Inches | Bolt Tension<br>for Calibrating<br>Wrenches<br>Pound | Required<br>Minimum Bolt<br>Tension<br>Pounds | Approx. Equiv.<br>Torque for<br>Required Min.<br>Bolt Tension<br>Pound — Feet |
| 1/2                 | 12,500                                               | 10,850                                        | 90                                                                            |
| 5/8                 | 20,000                                               | 17,250                                        | 180                                                                           |
| 3/4                 | 29,000                                               | 25,600                                        | 320                                                                           |
| 7/8                 | 37,000                                               | 32,400                                        | 470                                                                           |
| 1                   | 49,000                                               | 42,500                                        | 710                                                                           |
| 1 1/8               | 58,000                                               | 50,900                                        | 960                                                                           |
| 1 1/4               | 74,000                                               | 64,500                                        | 1,350                                                                         |

Nuts may be tightened by calibrated wrenches in place of giving each nut one turn. In such case, wrenches shall be calibrated not less than once each day by means of a calibrating and tension measuring device. The wrench shall be calibrated for the tension specified for the size of bolt in Column 2 of the table.

Where threads of bolts are injured, or the bolt is damaged in any way, the bolt shall be removed and replaced.

The installation of high-strength bolts shall be supervised by a licensed professional engineer or registered architect employed by the owner and acceptable to the Commissioner, to insure that high-strength bolts are installed according to the design and code requirements. Upon the completion of the installation of the high-strength bolts, the licensed engineer or registered architect shall file a statement with the department, in a manner determined by the Commissioner, that the installation of the bolts was in accordance with the requirements of the Administrative Code and the design.

The licensed professional engineer or registered architect shall not be employed by nor receive compensation from any of the contractors engaged in the construction or alteration of the building.

The licensed professional engineer or registered architect or his representative shall be present at all times when high-strength bolts are installed. He shall observe whether the bolts are being installed in compliance with the Administrative Code and this recommendation and wherever bolts do not conform to the code and he shall direct that such bolts be replaced or shall promptly report in writing such improperly installed bolts to the Borough Superintendent and the contractor.

Upon completion of the installation of the high-strength bolts, the licensed professional engineer or registered architect shall file a sworn statement in affidavit form, that the bolts were installed in accordance with the requirements of the Administrative Code and of this recommendation, unless the bolts were not so installed, in which case the Borough Superintendent shall be advised in writing of the manner in which the bolts were not properly installed.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 294-52-SM

APPLICANT—National Brick Corp., owner—filler block.  
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to date to be set; for further consideration and additional conference with the applicant.



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## 39-59-SM

APPLICANT—Clarke Tryon and Associates for George A. Tinnerman Corporation, owner.

SUBJECT—Application January 30, 1959—GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, 1C through 7C, approval of.

APPEARANCES—

For Applicant: Warren G. Voigt.

ACTION OF BOARD—Laid over to date to be set; applicant to submit sample.

## 904-51-A

APPLICANT—Samuel Rosenblum for Kaufman-Wales Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—242-252 West 36th Street, south-side, 438 feet 4 inches west of 7th Avenue, Block 785, Lot 67, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and Rudolph Ring.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level at night and on Sundays and holidays.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 25, 1956, as amended on July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted on condition that other than as herein amended the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Decision 3/21/60.)

## 909-59-A

APPLICANT—Albert Melniker for United States Gypsum Company, owner.

SUBJECT—Application December 18, 1959—Appeal from a decision of Commissioner of Marine and Aviation for recommendation re—erection of semi-permanent canopy over loading area.

PREMISES AFFECTED—561 Richmond Terrace, north side, 350 feet west of Franklin Avenue, Block 4, Lot 21, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Appeal withdrawn.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M. & J. Knitcraft Company, Inc., owner.

SUBJECT—Application for consideration—reopening as

Vol. II subject to regular procedure—re Appeal from a decision of the Borough Superintendent; previously granted on condition.

PREMISES AFFECTED—1052-1054 Greene Avenue, south side, 51 feet 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

APPEARANCES—

For Applicant: Philip Freshman.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 299-51-A—Vol. III

APPLICANT—Leonard F. Rothkrug for 349 West 37th Street Garage, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Appeal from an order of Borough Superintendent; previously denied.

PREMISES AFFECTED—349-351 West 37th Street, north side, 150 feet east of Ninth Avenue, Block 761, Lot 7, Borough of Manhattan.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 2-58-A

APPLICANT—Robert Gottlieb for Rose Rosen, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Appeal from a decision of the Borough Superintendent—re extension of commercial use in Frame Building; previously granted on condition.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

APPEARANCES—

For Applicant: Gerald Levy.

ACTION OF BOARD—Application reopened and set for hearing on May 17, 1960, at 2 p.m., to consider extension of term of variance for a period of 5 years, requiring a new decision of the Borough Superintendent, which has been filed, and one publication in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 262-36-A—Vol. IV

APPLICANT—Joseph A. Marck for Rosemarie Millford, owner.

SUBJECT—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

PREMISES AFFECTED—154-34 Riverside Drive, south-side, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to May 10, 1960, at 2 p.m. for decision.

## 782-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Rose Danella, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re request to



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review decision of the Borough Superintendent, Section 56 of the Multiple Dwelling Law.

PREMISES AFFECTED—1977 Birchall Avenue, west side, 50 feet south of Sagamore Street, Block 4253, Lot 75, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 p.m. for inspection and decision; hearing closed.

## 804-59-A

APPLICANT—Haydn H. Craigwell, for Max Pearlstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

PREMISES AFFECTED—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: Haydn H. Craigwell.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 p.m. for inspection and decision; hearing closed.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960,—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation to Section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 17, 1960, at 2 p.m. for further inspection; applicant to file brief as to applicability of Section 310 of the Multiple Dwelling Law; and for decision.

## 76-60-A

APPLICANT—Benjamin W. Bernstein for Thomas Lainis, owner.

SUBJECT—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

PREMISES AFFECTED—23-46 126th Street, west side, 215.17 feet north of (existing), 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 p.m. for inspection and decision; hearing closed.

## 137-27-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in a business district, the reconstruction of an existing gasoline service station and extend the uses to include lubricatory, minor auto repairs with hand tools only, utility room and store and the parking and storage of motor vehicles on the open area.

PREMISES AFFECTED—2103-2121 Webster Avenue, west side, 280 feet north of East 180th Street, Block 3143, Lot 113, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 5, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (N.B. App. 1027/58.)

## 545-44-BZ—Vol. III

APPLICANT—Max Siegel Associates for All States Holding Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 28, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7a and 7c of the Zoning Resolution, to permit in a residence use district, the construction of a penthouse on the roof of the present building for use as offices and show-rooms.

PREMISES AFFECTED—410-416 East 54th Street, south side, 194 feet east of 1st Avenue, and 415-423 East 53rd Street, Block 1365, Lot 9, Borough of Manhattan.

APPEARANCES—

For Applicant: John M. Hronec.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III on April 28, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (Alt. App. 1030/58)

## 787-52-BZ

APPLICANT—Lama, Proskauer and Prober for Brookboro Development Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 8, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of existing gasoline service station and to add the use of motor vehicle repairs and the parking and storage of motor vehicles.

PREMISES AFFECTED—397-417 Sheepshead Bay Road and 2916-2920 Ocean Parkway, northwest corner and 2921-2925 West 1st Street, Block 7276, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 12, 1955 on certain conditions; and

WHEREAS, the resolution was amended on July 3, 1956; and

WHEREAS, time to obtain permits and complete the work was last extended on April 21, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 12, 1955, as *amended* through April 21, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 946/52 and 947/52)

## 782-56-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for David Minkin, Sigmund S. Briger and Elias Thall, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 21, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, permitting in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles with show window and sign less than 75 feet from a residence use district, for a stated term of fifteen (15) years.

PREMISES AFFECTED—195-06 to 195-24 (195-20 official) Northern Boulevard, south side from 195th to 196th Streets, 43-01 to 43-09 195th Street and 43-02 to 43-10 196th Street, Block 5519, Lot 1, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred M. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on April 21, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB APP 52/58)

## 85-58-BZ

APPLICANT—Lama, Proskauer and Prober for Skyway Midtown Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, after demolition of the two existing buildings, the erection and maintenance of

a gasoline service station, lubritorium, car washing, office, storage and parking of more than five (5) motor vehicles and minor auto repairs.

PREMISES AFFECTED—20-24 2nd Avenue and 30-32 East 1st Street, northeast corner, Block 443, Lots 1 and 62, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958, on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on November 17, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1958, as *amended* on November 17, 1959, by adding thereto:

"that the woven wire fence previously required along the lot lines to the north and east, where masonry walls have been erected on the adjoining properties, may be omitted; that the masonry wall along East First Street from the accessory building to the curb cut and the concrete curbs along the 2nd Avenue building line may also be omitted; all as shown on revised drawing marked 'Received April 11, 1960,' one sheet; and that the size of the accessory building may be as shown, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." Amendment to N.B. 148/57

## 292-58-BZ

APPLICANT—Esso Standard for Humble Oil and Refining Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which has expired April 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs, car washing, non-automatic, office, sale and the accessory parking of cars awaiting service all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—826-836 East 233rd Street, southeast corner of Bussing Avenue, Block 4857, Lot 44, Borough of The Bronx.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1959, by adding thereto:

"that the accessory building may be constructed 61 feet wide by 28 feet 4 inches deep and finished with face brick on all exterior sides, with porcelain enamel trim on the two street fronts; that the center curb cut on



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Urbana, Ill.

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East 233rd Street may be omitted; all as shown on revised drawings marked 'Received April 6, 1960,' 2 sheets; that reference to the interior lot lines in the 24th line of the resolution shall be corrected to read 'that along the interior lot lines to the east . . .'; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (New Building—259/58)

### 727-58-BZ

APPLICANT—Esso Standard for James J. and Katherine Bartley, owners.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired April 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, eliminating the garage and extend the uses to include minor auto repairs, lubricatorium, non-automatic auto laundry, sale of accessories, state inspection service, parking of cars awaiting service with show window and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—27-01 to 27-11 Newtown Avenue and 26-50 to 26-56 28th Street, northwest corner, Block 573, Lot 1, Long Island City, Borough of Queens.

#### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker . . . . 4

Negative: . . . . . 0

Absent: Commissioner Sleeper . . . . . 1

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1959, by adding thereto:

"that the accessory building may be reduced in size to 53 feet front by 30 feet deep and finished with face brick on all exterior sides, with porcelain enamel trim on the two street fronts; that the westerly curb cut on Newtown Avenue may be 24 feet in width; all as shown on revised drawings marked 'Received April 6, 1960,' 2 sheets; that gasoline storage tanks shall be located where shown and shall not exceed a total of twelve 550-gallon approved tanks; that the provisions of Section

22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 1703/58)

### 393-59-BZ

APPLICANT—Leonard F. Rothkrug for P and P Service Station, Inc., owner; Socony Mobil Oil Co., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a local retail use district, the erection and maintenance of a gasoline service station with accessory motor vehicle repair shop, hand tools only, non-automatic car washing, office and sales and parking of cars awaiting service, all for a temporary term of 15 years.

PREMISES AFFECTED—2805 Edson Avenue, northwest corner of Bartow Avenue, Block 4800, Lot 29, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Leonard F. Rothkrug and F. Fred Clarke.

For Opposition: Samuel Bodian, City Construction Coordinator.

ACTION OF BOARD—Application reopened and resolution amended.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

#### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 5, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 5, 1960, by adding thereto:

"that the easterly curb cut on Bartow Avenue may be measured from a perpendicular to the Bartow Avenue building line; that the accessory building may be re-located into the corner of the lot; all as shown on revised drawings marked 'Received May 2, 1960,' two sheets, and that the stationary, non-flashing illuminated sign at the intersection shall not project more than four feet beyond the building line and shall be of a type and size as shown on drawings marked 'Received April 18, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. 274/59).

(Remaining Minutes of the Meeting of May 3, 1960 will be printed in the Bulletin of May 19, 1960.)



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 20

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### PETITION & NOTICE OF MOTION SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 9, 1960, Petition & Notice of Motion was served on the Board by Goodman & Mabel, attorneys for petitioners, Frances Satin, et. al., objecting property owners, seeking a review of the Board's determination on April 5, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a multiple dwelling with less than the required setback on one street front exceeding the permitted ground area coverage and total floor area, with ingress and egress to garage in the E area district and less than the required parking spaces; Calendar Number 49-60-BZ; Premises 964-996 Ocean Parkway and 507-525 Avenue J, north-west corner, and 4636 Bay Parkway, Block 6518, Lot 59, Borough of Brooklyn.

\* \* \* \* \*

### COURT DECISION.

Matter of Cutrano vs. Board:—On January 26, 1960, the Board granted a variance under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, auto washing, lubrication, minor repairs with hand tools only, office and sale of auto accessories with show window within 75 feet of residence use district; Calendar Number 239-26-BZ—Vol. III; Premises 1890-1900 McDonald Avenue and 354-360 Quentin Road, southwest corner, Block 6657, Lot 6, Borough of Brooklyn.

At Special Term, Supreme Court, Part I, Mr. Justice Cone denied a motion to restrain the owner from proceeding with the construction of his building in accordance with the variance. (New York Law Journal, May 5, 1960, pages 14 and 15).

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### HOURS OF CONSULTATION 10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to May 10, 1960.*

*Cal. No. Dept. Premises Affected*

**336-60-A**—B.B.—717-729 Kings Highway and 1730-1738 East 8th Street, northwest corner, Block 6664A, Lot 20, Borough of Brooklyn, N.B. 186-59, re—gasoline station within 20 feet of the nearest wall of a theatre.

**337-60-BZ**—B.Bx.—6469 Broadway, west side, 97 feet south of Mosholu Avenue, Block 3421-N, Lots 2098 and 2101 to 2104 inclusive, Borough of The Bronx, Alt. 103-60, re—gasoline service station, extension of, into adjoining lots, local retail use district.

**338-60-BZ**—B.M.—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61 and 62, Borough of Manhattan, N.B. 102-59, re—new building, multiple dwelling, motor vehicle storage, area excessive, yard, D area, residence and business use districts.

**339-60-BZ**—B.Bx.—1936 Hering Avenue, east side, 312.50 feet south of Neill Avenue, Block 4276, Lot 60, Borough of The Bronx, Alt. 108-60, re—conversion of two family to three family, E-1 area, residence use district.

**340-60-BZ**—B.Bx.—1938 Hering Avenue, east side, 275 feet south of Neill Avenue, Block 4276, Lot 61, Borough of The Bronx, Alt. 107-60, re—conversion of two family to three family dwelling, E-1 area, residence use district.

**341-60-BZ**—B.Bx.—2003-2005 Hering Avenue, northwest corner Neill Avenue, Block 4308, Lot 18, Borough of The Bronx, Alt. 1105-59, re—setback of three car garage, E-1 area, residence use district.

**342-60-A**—B.Bx.—2536 Young Avenue, east side, 518 feet south of Allerton Avenue, Block 4470, Lot 22, Borough of The Bronx, Alt. 960-59, re—frame building, increase of occupancy from one to two families.

**343-60-SM**—Colon, Portland Type I Cement, manufactured by Fabrica Dominicana de Cementos, C. por A., Material.

**344-60-SM**—Keystone Mortar Cement and Keystone Dark Mortar Cement (ASTM Type II), manufactured by Keystone Portland Cement Co., Material.

**345-60-BZ**—B.B.—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn, N.B. 508-60, re—supermarket, loading and unloading, parking, business signs, show-windows, business entrances, exit, and curb cuts, residence use district.

**346-60-BZ**—B.B.—211-221 Tapscott Street and 14-24 Dumont Avenue, southeast corner, Block, 3565, Lot 30, Borough of Brooklyn, N.B. 707-60, re—gasoline service station, lubritorium, car washing, minor auto repairs, parking and storage of motor vehicles, etc., business use district.

**347-60-BZ**—B.Q.—118-20 to 118-34 83rd Avenue (118-24 official) and 83-02 to 83-08 Abingdon Road, southwest corner, Block 3329, Lot 11, Kew Gardens, Borough of Queens, N.B. 618-60, re—6 story multiple dwelling, floor ratio area in excess, width of outer court, parking space, G-1 area, residence use district.

**348-60-SM**—Glazon, prefaced concrete masonry unit, manufactured by Duraglaze Corp., Material.

**349-60-BZ**—B.Bx.—790-798 Garden Street, south side, 90.44 feet west of Southern Boulevard, Block 3112, Lot 38, Borough of The Bronx, Alt. 339-60, re—parking and storage on vacant lot for more than 5 motor vehicles, residence use district.

**350-60-BZ**—B.Bx.—3986 Bronxwood Avenue, northeast corner East 225th Street, Block 4861, Lots 40, 42, 44, 45 and 46, Borough of The Bronx, Alt. 3986-59, re—parking in conjunction with church across the street, residence and retail use district.

**351-60-BZ**—B.B.—857-873 Hendrix Street, east side, 145 feet north of Stanley Avenue, Block 4354, Lot 45, Borough of Brooklyn, Alt. 770-60, re—rear yard, parking, D D area, residence use district.

**352-60-BZ**—B.M.—23 Cornelia Street, west side, 206 feet, 7 inches north of Bleecker Street, Block 590, Lot 42, Borough of Manhattan, Alt. 401-60, re—proposed change of an existing non-conforming use to another non-conforming use, residence use district.

**353-60-A**—B.M.—348 Convent Avenue, west side, 79 feet south of West 145th Street, Block 2059, Lot 48, Borough of Manhattan, Alt. 1936-59, re—bulkhead and fire-retarding of public hall partitions.

**354-60-BZ**—B.B.—3912-3914 New Utrecht Avenue, and 929-943 40th Street, northwest corner, Block 5583, Lots 18 and 30, Borough of Brooklyn, N.B. 867-60, re—gasoline service station, lubrication, auto washing, non-automatic, office sales, parking and storage, etc., also ground sign, business use and extending into unrestricted use districts.

### *Restored to Docket*

**67-33-BZ—Vol. IV**—B.Bx.—1223-1233 (1225 official) East 233rd Street and 3900-3910 Baychetser Avenue, northeast corner and 3901-3909 Dereimer Avenue, Block 4955, Lots 1, 5 and 57, Borough of The Bronx, N.B. 360-60, re—demolition and reconstruction of existing gasoline service station; extension of use and area, etc.—business and residence use districts.

**602-57-BZ—Vol. II**—B.Bx.—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx, N.B. 359-60, re—trucking terminal—residence use district.

**83-44-BZ**—B.B.—2176 East 4th Street, west side, 140 feet south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn, Alt. 3334-43, reopened for consideration as to extension of term of variance, re—conversion of occupancy of build-



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ing to beauty parlor and 1 family residence—residence use district.

**292-57-BZ**—B.Q.—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens, N.B. 311-57, reopened for consideration as to extension of time to complete, re—reconstruction and maintenance of a gasoline service station, lubritorium, parking and storage of more than 5 cars, etc.—retail and residence use district.

**249-59-BZ**—Vol. II—B.Q.—95-02 to 95-04 35th Avenue, southeast corner of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens, N.B. 333-59, re—parking spaces; 1st story and cellar for store use—residence use district.

**187-49-BZ**—B.Q.—66-02 to 66-14 Traffic Street and 64-20 Gates Avenue, southwest corner, Block 3616, Lot 15, Ridgewood, Borough of Queens, Alt. 332-49, reopened for consideration as to extension of term of variance, re—non-storage garage for more than five motor vehicles—business use district.

**186-49-BZ**—B.Q.—66-38 to 66-52 Traffic Street and 64-44 Palmetto Street, southwest corner, Block 3617, Lot 28, Ridgewood, Borough of Queens, Alt. 333-49, reopened for consideration as to extension of term of variance, re—non-storage garage for more than five motor vehicles.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

### Last Publication

|                                                                                             |                                |
|---------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                           | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                            | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                        | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                               | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                            | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                     | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                            | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                           | Sept. 15, 1955.                |
| Elevator Rules .....                                                                        | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....              | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                            | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                               | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                    | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                            | April 15, 1958.                |
| Fire Drill Rules .....                                                                      | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                            | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                             | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                   | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                           | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                            | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                      | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....  | Sept. 7, 1948—Vol. 33, No. 36  |

|                                                                                                |                               |
|------------------------------------------------------------------------------------------------|-------------------------------|
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40  |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13 |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8  |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26 |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23  |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23  |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36 |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

MAY 24, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, May 24, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 310-59-BZ

**APPLICANT**—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

**SUBJECT**—Application May 5, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

**PREMISES AFFECTED**—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

**ACTION OF BOARD**—Laid over from March 22, 1960; date to be set for new hearing; applicant to send out new notices; then set for May 24, 1960.

### 862-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution to permit in a retail use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, office and salesroom and extend such uses to include minor auto repairs, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—96-23 to 96-31 (96-27 official) Queens Boulevard, and 95-04 to 95-12 63rd Road, northeast corner, Block 2088, Lot 22, Rego Park, Borough of Queens.

### 814-59-BZ

**APPLICANT**—Irving G. Kay for 379 Fifth Ave. Corporation, owner; Flannery Parking System, lessee.

**SUBJECT**—Application November 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot.



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PREMISES AFFECTED—388-402 Hudson Street, and 22-28 Clarkson Street, southeast corner, and 264-270 West Houston Street, Block 581, Lot 45, Borough of Manhattan.

## 8-60-BZ

APPLICANT—Leonard F. Rothkrug for H and W Building Corporation, owner; Strauss Stores Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor motor vehicle repairs including auto seat cover installation, tire changing and installation of auto mufflers and tail pipes to existing retail sales with accessory patron parking, all for a temporary term of ten (10) years.

PREMISES AFFECTED—762 to 772 Sheffield Avenue, northwest corner of Linden Boulevard, Block 4321, Lot 22, Borough of Brooklyn.

## 192-56-BZ—Vol. II

APPLICANT—Paul Friedman for Felnor Realty Corporation and Kathleen Wilson Bebis, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station without the required rear yard, lubritorium, non-automatic car washing, office and sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and ground sign, with signs and show windows within 75 feet of a residence use district for a stated term of twenty (20) years.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## 47-60-A

APPLICANT—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corporation, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application January 15, 1960—Appeal from a decision of the Borough Superintendent re—review of decision re—Zoning matter.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## 2-60-BZ

APPLICANT—Henry Nordheim for Milson Service, Incorporated, owner.

SUBJECT—Application January 4, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, "B" area district, the construction of a one story, Class 3 building extending into the residence use district without the required rear yard to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use.

PREMISES AFFECTED—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of The Bronx.

## 861-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

PREMISES AFFECTED—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

## 77-60-BZ

APPLICANT—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Inc., owner.

SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.

PREMISES AFFECTED—156-03 Horace Harding Expressway North, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

## 19-60-BZ

APPLICANT—Henry Nordheim for Emilia De Ponte, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a residence use district the use of two existing garages on the rear of the property for the parking and storage of eight cars and the parking and storage of four cars on the unbuilt upon portion of the plot in addition to the present accessory parking.

PREMISES AFFECTED—252 East 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx.

## 197-54-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Bartley Holding Corporation, owner.

SUBJECT—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the premises constructed and maintained in part as a gasoline service station with conjunctive uses and in part as a doctor's office building by converting the doctor's office building to an office building and maintenance of a business sign.

PREMISES AFFECTED—58-12 to 58-30, (58-12 to 58-20, official), Francis Lewis Boulevard and 58-15 to 58-37 Hollis Court Boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

## 6-60-BZ

APPLICANT—Leonard F. Rothkrug for Hagish Realty Company, Incorporated, owner; A. L. S. Steel Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing use D area district, the erection of a building occupying more than the permitted area.

PREMISES AFFECTED—126-09 34th Avenue, north side, 40 feet east of 126th Street, Block 1820, Lots 40 and 1, Corona, Borough of Queens.

## 91-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 92-60-BZ and 93-60-BZ.

PREMISES AFFECTED—759-769 Broadway, west side,



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Block Front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

## 161-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—759-769 Broadway, west side, Block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

## 92-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 93-60-BZ.

PREMISES AFFECTED—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit #2.

## 162-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit 2.

## 93-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 92-60-BZ.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan. Unit #3.

## 163-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, Unit #3.

## 602-51-BZ—Vol. I

APPLICANT—Robert Gottlieb for Hermany Farms, Inc., owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expires May 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor (previously granted by the Board and parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25 for a term of years).

PREMISES AFFECTED—2338 Hermany Avenue, south side, 341 feet west of Zerega Avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx.

## 832-57-BZ

APPLICANT—Richard B. Rutledge for St. John Baptist Church, owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expired April 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

## 444-54-BZ

APPLICANT—Liroff and Liroff for Willie Earl Robinson, owner; Herman Jacoby, lessee.

SUBJECT—Application reopened April 26, 1960 for extension of term of variance, expires May 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan Avenue, west side, 84 feet north of West 121st Street, Block 1948, Lot 17, Borough of Manhattan.

## 587-42-BZ

APPLICANT—Louis R. Siegel for Dorothy A. Siegel, owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expires June 14, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—551 East 149th Street and 555 St. Ann's Avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubrication, minor auto repairs, car washing, storage room, office and sales, parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard south-



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east corner of 79th Street, Block 1032, Lot 54, Astoria, Borough of Queens.

**Hearing closed**—Laid over from February 16, 1960, to March 1, 1960, for inspection and decision; to March 8, 1960, at request of the applicant, to submit additional information and for continued hearing; then to March 22, 1960, for re-inspection and decision; then to May 24, 1960, at the request of applicant; for decision.

## 779-59-BZ

**APPLICANT**—Albert J. Mario for Joseph E. DiFiore, owner.

**SUBJECT**—Application November 25, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office and sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

**PREMISES AFFECTED**—187-203 Hamilton Avenue, and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision; applicant to file revised drawings.

## 748-59-BZ

**APPLICANT**—Lawrence M. Rothman for Peter Kenny and Max Freeman, owners; Royal State Bank, owner under contract.

**SUBJECT**—Application November 9, 1959—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330 to bank and made part of present bank in bank and store building on adjoining Lot 30.

**PREMISES AFFECTED**—319-323 East 148th Street, north side, 300 feet west of Courtlandt Avenue, and 326-328 East 149th Street, south side, 225 feet west of Courtlandt Avenue, Block 2330, Lots 57 and 30, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 837-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application December 10, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 37-60-BZ

**APPLICANT**—Victor E. Block for Jacob Starr, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service with show windows and curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision; applicant to file new elevation.

## 910-59-BZ

**APPLICANT**—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market for a term of twenty years.

**PREMISES AFFECTED**—227 East Cross Bronx Expressway, northwest corner, of Weeks Avenue, Block 2796, Lots 50, 51, and 52, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

## 735-59-BZ

**APPLICANT**—Charles A. Buckley, Jr. for Dominick Canavo, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under sections 7e, 7f, 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubricatorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—902 Soundview Avenue, Northeast corner of Story Avenue, Block 3662, Lot 1, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman.*

## MAY 24, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon*, May 24, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 801-59-A

**APPLICANT**—Dominick Salvati and Son for Carl E. Tavalacci, owner.

**SUBJECT**—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

**PREMISES AFFECTED**—8500 18th Avenue, southwest corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

## 203-60-A

**APPLICANT**—Lama, Proskauer and Prober for Nicholas Scandore, owner.

**SUBJECT**—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.

**PREMISES AFFECTED**—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

## 364-59-A

**APPLICANT**—Charles M. Shapiro for Jacob and Paul Wank, owners; Stalber Cycle Corporation, lessee.

**SUBJECT**—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of spray equipment, not of approved type.

**PREMISES AFFECTED**—529 Cozine Avenue and 744 Berriman Street, northwest corner, Block 4541, Lot 23, Borough of Brooklyn.

## 640-59-A

**APPLICANT**—Samuel Garnett for 306 East 61st Street Corporation, owner.



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**SUBJECT**—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.  
**PREMISES AFFECTED**—306-316 East 61st Street, south-side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

## 782-59-A

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Rose Danella, owner.

**SUBJECT**—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re request to review decision of the Borough Superintendent section 56 of the Multiple Dwelling Law.

**PREMISES AFFECTED**—1977 Birchall Avenue, west side, 50 feet south of Sagamore Street, Block 4253, Lot 75, Borough of The Bronx.

## 804-59-A

**APPLICANT**—Hadyn H. Craigwell for Max Pearlstein, owner.

**SUBJECT**—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

**PREMISES AFFECTED**—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

## 76-60-A

**APPLICANT**—Benjamin W. Bernstein for Thomas Lainis, owner.

**SUBJECT**—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

**PREMISES AFFECTED**—848 Flushing Avenue, south 215.17 feet north of (existing), 185-17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

## 122-60-A

**APPLICANT**—Albert E. Wheeler for Cleveland E. Dodge, owner.

**SUBJECT**—Application February 23, 1960—filed pursuant to Section 36, Article 111 of the General City Law re—proposed building not adjoining an improved street and appeal from decision of the Borough Superintendent re—Class 4 building, coverage excessive.

**PREMISES AFFECTED**—4655 Hadley Avenue, west side, 310.88 feet south of West 247th Street, Block 3418, Lot 324, Borough of The Bronx.

## 128-60-A

**APPLICANT**—Joseph Mitchell for Angelo Cuoco, owner; Robert W. Strachan, Jr., Incorporated, lessee.

**SUBJECT**—Application February 25, 1960—appeal from a decision of the Borough Superintendent—re construction, tabular height of one story excessive.

**PREMISES AFFECTED**—357 West Broadway, east side, 85.9 feet south of Broome Street, Block 475, Lot 10, Borough of Manhattan.

## 137-60-A

**APPLICANT**—Joseph Nirenberg for Clare Marks, owner.

**SUBJECT**—Application February 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, within a frame structure on the same lot.

**PREMISES AFFECTED**—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

## 179-60-A

**APPLICANT**—H. Kamenka for Adee Tower Apts., Incorporated, owner.

**SUBJECT**—Application March 10, 1960—Appeal from a decision of the Borough Superintendent—re use of double hung aluminum windows.

**PREMISES AFFECTED**—3000 Bronx Park East, north-east corner of Adee Avenue, Block 4543, Lots 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67 and 22-P, Borough of The Bronx.

MAX H. FOLEY, *Chairman.*

JUNE 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 1, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 813-59-BZ

**APPLICANT**—James E. Vassalotti for Klondike Associates Incorporated, and Bernard Seltzer, owners.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.

**PREMISES AFFECTED**—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue, and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 907-59-BZ

**APPLICANT**—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

**PREMISES AFFECTED**—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for revised drawings including perspective showing the design of the exterior of proposed building in conformance with architecture of adjacent residences; antennae poles in a flag pole design and complete landscaping, and for inspection and decision.

## 633-59-BZ

**APPLICANT**—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the



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office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.

**PREMISES AFFECTED**—212-01 Hillside Avenue, and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 464-59-BZ

**APPLICANT**—A. H. Salkowitz for Jack Badash, owner.

**SUBJECT**—Application July 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—65-24 174th Street, westside, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 841-59-BZ

**APPLICANT**—Lama Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office, and extend the use to include gasoline service station lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.

**PREMISES AFFECTED**—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 851-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 14, 1959—decision of the Borough Superintendent, under sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room and sales room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1, and 64, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 172-60-BZ

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to file additional drawings.

## 173-60-A

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—Appeal from a decision of the Borough Superintendent re—stairs, stairways, enclosures of stairways.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 710-58-BZ—Vol. II

**APPLICANT**—Zeigler, Gill and Clabby for F. X. R. Incorporated, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

**PREMISES AFFECTED**—25-70 Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to submit additional drawings.

## 903-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to file amended drawings.

## 842-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign, parking and storage of motor vehicles.

**PREMISES AFFECTED**—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner, 399 West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan and Estate of Harry Klein (Phoebe C. Klein, Executrix), owners.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing six story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 66-60-BZ

**APPLICANT**—Victor E. Block for Bennett Ave. Parking Corporation, owner.

**SUBJECT**—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the main-



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tenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to submit amended drawings.

MAX H. FOLEY, *Chairman.*

**JUNE 7, 1960, 10 A.M.**

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

**42-37-BZ—Vol. II**

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubricatorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**917-59-BZ**

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of two buildings to be used for stores, with less than the required setback from a mapped street and rear yard with patron parking, storage and off street loading.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

**918-59-A**

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia, and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—Filed pursuant to Section 35, of the General City Law—re parking and covered walk in bed of a mapped street—25th Road and proposed widening of Parsons Boulevard.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

**904-59-BZ**

**APPLICANT**—Edwin Storch for Kirk Milk Products Incorporated, owner; Beverly Laundry, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail use district, the change in use of a present one and two story building from ice cream factory to a shirt laundry.

**PREMISES AFFECTED**—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lots 7 and 10, Corona, Borough of Queens.

**253-23-BZ—Vol. III**

**APPLICANT**—Morton S. Cahn for Vilimen Company, Incorporated, owner.

**SUBJECT**—Application reopened March 22, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of the building; that in the event the space now occupied by the Newport Press is vacated upon the termination of their present lease, the applicant may apply for restoration of this space to the garage use.

**PREMISES AFFECTED**—14-48 East 98th Street, west side, 102 feet, 3 $\frac{3}{8}$  inches south of East New York Avenue, Block 4600, Lots 15 and 23, Borough of Brooklyn.

**492-27-BZ—Vol. IV**

**APPLICANT**—Morton S. Cahn for Halward Realty Corporation, owner; Max's Gas Stations, Incorporated, lessee.

**SUBJECT**—Application reopened March 22, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the use of the present gasoline service station on Lot 7 and the parking area on Lot 1, by extending the motor vehicle repairs including wheel alignment and brake testing into the building on Lot 15 and no body or fender work, and within the business use portion of the plot.

**PREMISES AFFECTED**—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway, 2-20 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1, 7 and 15, Borough of Brooklyn.

**26-60-BZ**

**APPLICANT**—Leonard F. Rothkrug for Seton Equities Corporation, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for pleasure type vehicles only, for a temporary term of ten (10) years.

**PREMISES AFFECTED**—1223 Gerard Avenue, west side, 108.11 feet north of 167th Street, Block 2489, Lot 70, Borough of the Bronx.

**887-53-BZ—Vol. II**

**APPLICANT**—H. M. Cole for Scandinavian Airlines System Incorporated, owner.

**SUBJECT**—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the increase in height of an existing office building located partly in a residence use district, and the re-arrangement of existing off-street parking and curb cuts which lie within the residence use district.

**PREMISES AFFECTED**—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 9648, Lot 1, Kew Gardens, Borough of Queens.

**890-59-BZ**

**APPLICANT**—Nathaniel C. Saxe for Max Hass, owner.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one family dwelling and accessory parking with less than the required setbacks.

**PREMISES AFFECTED**—78-14 Langdale Street and 78-15 271st Street, northeast corner, Block 8688, lot 38, Bellrose, Borough of Queens.

**46-60-BZ**

**APPLICANT**—Lama, Proskauer and Prober for Joseph Angeleone, owner.

**SUBJECT**—Application January 13, 1960—decision of the



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Borough Superintendent, under Section 7c, 7h, 7A and 21 of the Zoning Resolution, to permit in a business and residence use, D and E area district, the erection of a one story building for use as a Supermarket, occupying more than the permitted area coverage for a D area district with loading and unloading, parking of more than five (5) motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

**PREMISES AFFECTED**—127-10 to 127-20 (127-20 official) Rockaway Boulevard, and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens.

## 722-59-BZ

**APPLICANT**—Gabriel Nathan for Cemack Realty Corporation, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and residence use district, the extension of the present use of garage and motor vehicle repair shop to include parking of motor vehicles.

**PREMISES AFFECTED**—16-03 to 16-07 Far Rockaway Boulevard, east side, 39.95 feet south of Foam Place, 1131-1135 Foam Place, Block 15559, Lots 42 and 51, Far Rockaway, Borough of Queens.

## 611-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Flushingside Realty and Construction Company, owner.

**SUBJECT**—Application September 24, 1959—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory.

**PREMISES AFFECTED**—31-01 Linden Place and 136-02 31st Road, southeast corner, Block 4409, Lot 24, Flushing, Borough of Queens.

## 72-60-BZ

**APPLICANT**—Murray L. White for Wil-Nic, Incorporated, owner.

**SUBJECT**—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

**PREMISES AFFECTED**—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

## 876-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with (curb cuts) business entrance within 75 feet of a business use district.

**PREMISES AFFECTED**—112-44 to 112-52 (112-44 official) Roosevelt Avenue, and 40-02 to 40-10 114th Street, Southwest corner, Block 2013, Lot 37, Corona, Borough of Queens.

## 596-59-BZ

**APPLICANT**—Brennan and Landers for Walter M. Michalski, owner.

**SUBJECT**—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story extension to an existing one story building and extend the present use of funeral home consisting of repose rooms and office to an undertaking establishment with embalming room on first floor and dwelling on second floor.

**PREMISES AFFECTED**—80-08 Grand Avenue and 53-14 to 53-10 82nd Street, southeast corner, Block 2904, Lot 3, Elmhurst, Borough of Queens.

## 101-45-BZ—Vol. II

**APPLICANT**—Latham C. Squire for Bright Management Corporation, owner.

**SUBJECT**—Application reopened January 26, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing three (3) story building with basement and cellar, the change in occupancy of the first and second story from one family occupancy to offices and use the third floor for a caretaker's apartment, the basement to retain the present restaurant use.

**PREMISES AFFECTED**—311 West 48th Street, north side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan.

## 83-60-BZ

**APPLICANT**—Noah N. Sherman for Trebuh's Realty Company, Incorporated, owner.

**SUBJECT**—Application February 9, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing 12 story and penthouse building, the change in occupancy from Apartment Hotel non-housekeeping to stores, professional offices and Class "A" multiple dwelling for a term of five years.

**PREMISES AFFECTED**—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

## 84-60-A

**APPLICANT**—Noah N. Sherman for Trebuh's Realty Company, Incorporated, owner.

**SUBJECT**—Application February 9, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 67, Subdivision 6B, 1A and 5A of the Multiple Dwelling Law—re Egress, bulkhead and egress stairs, and Appeal from a decision of the Borough Superintendent re—construction.

**PREMISES AFFECTED**—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

## 112-60-BZ

**APPLICANT**—T. G. Adamson for United States Gypsum Company, owner.

**SUBJECT**—Application February 19, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail and unrestricted use, A and D area district, the erection of a one story building for use as a gypsum board warehouse, the proposed building exceeds the permitted area coverage.

**PREMISES AFFECTED**—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

## 113-60-A

**APPLICANT**—T. C. Adamson for United States Gypsum Co., owner.

**SUBJECT**—Application February 19, 1960—appeal from a decision of the Borough Superintendent re—Class V—metal building, area excessive.



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**PREMISES AFFECTED**—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

## 190-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for 509 Sixth Avenue Corporation, owner.

**SUBJECT**—Application March 14, 1960—re decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution to permit in a retail and residence use district, the change in occupancy of the approved first floor of a proposed 16 story multiple dwelling from two doctor's offices and one store to three (3) stores extending into the residence portion of the premises with show windows and business entrances within 75 feet of the residence use district, the portion of the first floor in the residence use district exceeds the permitted area coverage.

**PREMISES AFFECTED**—101-105 West 13th Street and 509-511 Avenue of the Americas, northwest corner, Block 609, Lots 47 and 48, Borough of Manhattan.

## 83-44-BZ

**APPLICANT**—Anna Paul for Willy and Anna Paul, owners.

**SUBJECT**—Application reopened May 10, 1960 for consideration as to extension of term of variance, expired April 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to a beauty parlor and one family residence (beauty parlor operated by owner of premises).

**PREMISES AFFECTED**—2176 East 4th Street, west side, 140 feet south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn.

## 292-57-BZ

**APPLICANT**—Herman Kron for 61-44 Fresh Meadow Road, Inc., owner.

**SUBJECT**—Application reopened May 10, 1960, for consideration as to extension of time to complete, expired February 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use and a ground sign on the retail use portion.

**PREMISES AFFECTED**—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

## 187-49-BZ

**APPLICANT**—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

**SUBJECT**—Application reopened May 10, 1960, for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

**PREMISES AFFECTED**—66-02 to 66-14 Traffic Street and 64-20 Gates Avenue, southwest corner, Block 3616, Lot 15, Ridgewood, Borough of Queens.

## 186-49-BZ

**APPLICANT**—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

**SUBJECT**—Application reopened May 10, 1960, for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use

district, the maintenance of existing non-storage garage for more than five motor vehicles.

**PREMISES AFFECTED**—66-38 to 66-52 Traffic Street and 64-44 Palmetto Street, southwest corner, Block 3617, Lot 28, Ridgewood, Borough of Queens.

## 839-59-BZ

**APPLICANT**—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

**PREMISES AFFECTED**—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 7, 1960, for inspection and decision; applicant to file revised drawings.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision; to June 7, 1960, for applicant to file revised plans in connection with entrance to parking lot so as to maintain the present brick wall on 38th Street; premises have been inspected.

MAX H. FOLEY, *Chairman.*

## JUNE 7, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 7, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 121-59-A—Vol. II

**APPLICANT**—Hurley and Hughes for Jerome De Ruedas, owner.

**SUBJECT**—Application reopened April 19, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re—Drop ladders.

**PREMISES AFFECTED**—256 Fulton Street, south side, 69.6 feet East of West Street, Block 82, Lot 12, Borough of Manhattan.

## 420-59-A—Vol. II

**APPLICANT**—A. L. Seiden for Bertha Best, owner.

**SUBJECT**—Application reopened March 8, 1960—Appeal from a decision of the Borough Superintendent, re—second means of egress.

**PREMISES AFFECTED**—41-43 Division Street, south side, 132.2½ feet west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.

## 24-60-A

**APPLICANT**—Gabriel Nathan for Bernard Stern, owner.

**SUBJECT**—Application January 12, 1960—Appeal from a decision of the Borough Superintendent—re frame building, factory use.



# CALENDAR

PREMISES AFFECTED—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens.

## 64-60-A

APPLICANT—Sidney and Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent—re change in use, from beauty parlor to dental lab.

PREMISES AFFECTED—284 Third Avenue, west side,

25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

## 75-60-A

APPLICANT—Sidney M. Shelov for Selig S. Burrows, owner.

SUBJECT—Application February 5, 1960—Appeal from a decision of the Borough Superintendent, re—Class 3 building, height, stairway and live load.

PREMISES AFFECTED—4 West 56th Street, south side, 125 feet west of Fifth Avenue, Block 1271, Lot 43, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

# MINUTES

(Remaining Minutes of the regular Meeting of May 3, 1960).

## 725-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Double "K" Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, an additional curb cut to part of existing parking and storage of motor vehicles, and permitting new owner to continue use of Lot 26 as a parking lot for motor vehicles.

PREMISES AFFECTED—407-411 West 25th Street, north side, 150 feet west of 9th Avenue, Block 723, Lot 26, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on June 1, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 889-52-BZ

APPLICANT—A. L. Andujar for Texaco Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, to permit in a retail use district the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on June 1, 1960, at 10 A.M., to consider amendment of the resolution, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

## 170-58-BZ—Vol. II

APPLICANT—Louis Lieberman for Sadie Wugman, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, on a plot consisting of six lots containing two buildings and a parking lot, after removing the existing uses, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales with parking and storage of more than five motor vehicles for a temporary term of fifteen (15) years.

PREMISES AFFECTED—583-593 6th Avenue, east side, 93 feet, 8 inches south of 16th Street, Block 1054, Lots 10-15 inclusive, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Louis Lieberman.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Commissioner Sleeper ..... 1

Adjourned: 4:05 P. M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY MORNING, MAY 10, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon April 26, 1960 were approved as printed in the Bulletin of May 3, 1960, Vol. 45, No. 18.

## 75-39-BZ—Vol. II

APPLICANT—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

PREMISES AFFECTED—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Sidney H. Kitzler

For Opposition: J. F. Burke.



# MINUTES

**ACTION OF BOARD**—Laid over to June 7, 1960, at 10 A.M. for applicant to file revised drawings in connection with entrance to parking lot so as to maintain the present brick wall on 38th Street; premises have been inspected; hearing previously closed.

## 710-58-BZ—Vol. II

**APPLICANT**—Zeigler, Gill and Clabby for F.X.R. Incorporated, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

**PREMISES AFFECTED**—25-70 Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: Robert J. Gill, Arthur T. Stephan, Herbert W. Zeigler, Carl H. Salminen, John J. Foley and Edward F. Hosinger.

For Opposition: Winifried E. Lupi, Mary Dimalante, Lucy Voelpel, Ada Ferderber, Cathrine Cowan, Mrs. A. Wittemann, Mrs. W. Brasen, Emily Villalta, Alfred Bianco, Bruno Klerings, Robert J. Finan and others.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for inspection and decision; applicant to submit additional drawings; hearing closed.

## 464-59-BZ

**APPLICANT**—A. H. Salkowitz for Jack Badash, owner.

**SUBJECT**—Application July 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

**PREMISES AFFECTED**—65-24 174th Street, west side, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

### APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.

For Opposition: Joshua B. Schoenberger.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Arthur L. Feinstein.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 633-59-BZ

**APPLICANT**—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend

the present uses to include lubritorium, car washing and minor repairs.

**PREMISES AFFECTED**—212-01 Hillside Avenue and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 813-59-BZ

**APPLICANT**—James E. Vassalotti for Klondike Associates Incorporated and Bernard Seltzer, owners.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.

**PREMISES AFFECTED**—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 839-59-BZ

**APPLICANT**—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

**PREMISES AFFECTED**—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: Harold Howe, Philip Eltenman, Jerome Verderber and Carl Muegge.

**ACTION OF BOARD**—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 841-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office, and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.

**PREMISES AFFECTED**—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Helen Smith.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 842-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.



# MINUTES

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner and 399 West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: Walter A. Bell and Leroy Boyd, (amicus curiae)

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 851-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 14, 1959—decision of the Borough Superintendent, under Sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room, sales room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1 and 64, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 903-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores using more than the permitted area, and without the required set-backs, all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for inspection and decision; applicant to file amended drawings; hearing closed.

## 907-59-BZ

**APPLICANT**—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

**PREMISES AFFECTED**—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

**APPEARANCES**—

For Applicant: E. B. Cadley, W. Vollkommer and Gordon Raupp.

For Opposition: Robert J. Rodtz, Jr.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for revised drawings including a perspective showing the design of the exterior of proposed building in conformance with architecture of adjacent residences, antennae poles in a flag pole design and complete landscaping and for inspection and decision; hearing closed.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan, Estate of Harry Klein, Phoebe C. Klein, Executrix, owners.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 58, Borough of Manhattan.

**APPEARANCES**—

For Applicant: J. G. L. Molloy and L. Borsack.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 66-60-BZ

**APPLICANT**—Victor E. Block for Bennett Ave. Parking Corporation, owner.

**SUBJECT**—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Victor E. Block and Louis Rifkin.

For Opposition: Emanuel Goldberg and Abraham I. Kirschenbaum.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A.M. for inspection and decision; applicant to submit amended drawings; hearing closed.

## 172-60-BZ

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

**APPEARANCES**—

For Applicant: A. H. Salkowitz, Pete Gray, Bertram Schwartz and John Tucker.

For Opposition: Frank T. Williamson, Raymond A. Bizzigotti and Robert F. Yee.

**ACTION OF BOARD**—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; applicant to file additional drawings; hearing closed.

## 173-60-A

**APPLICANT**—A. H. Salkowitz for Temple Menorah, owner.

**SUBJECT**—Application March 9, 1960—appeal from a decision of the Borough Superintendent re-stairs, stairways, enclosures of stairways.

**PREMISES AFFECTED**—252-00 Horace Harding Expressway (service road) south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: A. H. Salkowitz and Bertram Schwartz.  
ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. 172-60-BZ; hearing closed.

## 327-23-BZ—Vol. III

APPLICANT—Leonard F. Rothkrug for K and G Export Parking, Inc., owner; Ten Pin Realty Inc., lessee.

SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy from a garage and new car agency, previously granted by the Board, to bowling alleys.

PREMISES AFFECTED—77-20 Northern Boulevard, southwest corner of 78th Street, Block 1250, Lot 6, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 458-16-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for West 9th Street Realty Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story extension to provide additional loading and unloading with less than the required rear yard.

PREMISES AFFECTED—17 to 33 West 9th Street, northside, 163 feet 6 inches east of Columbia Street, Block 534, Lots 35, 36 and 37, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 29, 1959 acting on Alt. Applic. No. 2851-59, reads:

"1. Proposed one story extension to existing offices, storage, shipping and crating of non-combustibles, manufacturing of wood crates for packing on premises, loading and unloading; gasoline tank for owners use; two table saws; parking and storage of motor vehicles on open area and boiler room, and the proposed mezzanine for offices in a lot located within a Retail Use District is contrary to Art. II Section 4-A of the zoning resolution, and 4(a) subsection 31 of the Zoning Resolution.

Note: these premises were subject of a Board of Standards and Appeals variance under Cal. No. 458/16/BZ Vol. II.

2. Provide rear yard as required by Article IV Section 13 of the Zoning Resolution for new extension to building located in C district;"

and

WHEREAS, the premises and surrounding area were in-

spected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e and 21 of the Zoning Resolution, to permit in a retail use, C area district, the erection of a one story extension, to provide additional loading and unloading with less than the required rear yard, for a period of fifteen years, on condition that the work shall be done in accordance with drawings filed with this application dated November 12, 1959, six sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 1067-27-BZ—Vol. II

APPLICANT—Morton S. Cahn for William Gramer, owner.

SUBJECT—Application reopened July 14, 1959 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, install three additional 550 gallon approved tanks and extend the uses to include minor auto repairs.

PREMISES AFFECTED—70-25 Cypress Hills Street, and 62-01 to 62-09 Shaler Avenue, northwest corner, Block 3631, Lot 44, Glendale, Borough of Queens.

## APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Commissioner Sleeper ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 4, 1959, acting on Alt. Applic. No. 172-59, reads:

"1. The proposed change in use from a gasoline service station, accessory store and office and garage to a gasoline service station, auto repairs, wheel alignment, lubritorium, office and sales of auto accessories and parking of more than five cars on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 29 and 46 of the Z.R.

2. The proposed masonry extension constitutes an extension of a legal non-conforming use and is contrary to Sec. 6(b) of the Z.R.

These premises have been the subject of a variance by the board under Cal. #1067-27-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.



# MINUTES

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the modernization of the service building in an existing gasoline service station, the installation of three additional 550 gallon approved tanks and the extension of uses to include minor auto repairs *on condition* that the work shall be done in accordance with drawings filed with this application dated July 2, 1959, 4 sheets; that the length of the accessory building, in accordance with these drawings, will be increased to 63 feet along Shaler Avenue; that the open space in the plot shall be paved with cinders, treated with a binder, rolled to grade and properly drained; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 212-34-BZ—Vol. III

APPLICANT—Herman Kron for Sinclair Refining Company, owner.

SUBJECT—Application reopened October 14, 1959 as Volume III—decision of the Borough Superintendent, under Section 7f of the Zoning Resolution, to permit in a business and unrestricted use district, the refinishing of the front of the service building of an existing gasoline station with porcelain enamel and erect a partition in the rear of the service building to provide a stock room.

PREMISES AFFECTED—1709 Neptune Avenue and 2760 to 2770 Cropsey Avenue, northwest corner, Block 6994, Lots 97 and 99, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; applicant to amend drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 10, 1959 acting on Alt. Applic. No. 1654-59, reads:

"1. Proposed change in the front of the accessory building, rearrangement of doors, and Porcelain enamel surfacing, to a gasoline selling station, sale of auto accessories and lubritorium on a lot partly in a Business zone and partly in an unrestricted zone is contrary to the Bd. of Standards & Appeals approval under Cal. #212-34-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision f of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the Application be and it hereby is *granted*, under Section 7f of the Zoning Resolution, for a term of fifteen (15) years, to permit in a business and unrestricted use district, the refinishing of the front of the service building of an existing gasoline station with porcelain enamel and the erection of a partition in the rear of service building to provide a stockroom, *on condition* that all work shall be done in accordance with drawings filed with this application, dated September 30, 1959, 4 sheets;

that there shall be no repairing or servicing of vehicles on the sidewalk; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 443-40-BZ—Vol. III

APPLICANT—Herman Kron for Jack Washton, owner.

SUBJECT—Application reopened November 25, 1958 as Vol. III—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension to the rear of an existing building and to extend the present retail use; extension will extend from the business use into the residence use portion of the plot and occupy more than the permitted area coverage and without the required rear yard.

PREMISES AFFECTED—890-892 Coney Island Avenue, west side, 118 feet 7¾ inches north of 18th Avenue, Block 5403, Lot 26, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Herman Kron.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; applicant to file new photographs; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1958 acting on Alt. Applic. No. 2661-58, reads:

"1. Proposed extension of a business use in Residence use district is contrary to Art. II, Sec. 3 of Zoning Resol.

"2. Proposed new extension is in excess of area, contrary to Art. IV, Sec. 13b of Zoning Resol.

"3. Provide rear yard as per Art. IV, Sec. 17a Zoning Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension at the rear of an existing building to extend the present retail use, with the extension to extend from the business use into the residence use portion of the plot and occupying more than the permitted area coverage and without the required rear yard, *on condition* that the work shall be in accordance with drawings filed with this application dated November 5, 1958, 5 sheets; *on the further condition* that the present signs on the Coney Island Avenue front of the building shall be removed and that there shall be erected one sign, not more than two feet in depth, which may extend across the entire front; that there shall be no open front for the display of merchandise; that the space inside of the proposed trucking door shall be kept clear of merchandise



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so that a truck may be driven in and unloaded; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 803-53-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Halsam Real Estate Corp., owner; Contempe Dinettes, lessee.

SUBJECT—Application reopened June 23, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage, to factory, for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years.

PREMISES AFFECTED—228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue and 35 Jefferson Avenue, Block 1827, Lots 31 and 83, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 15, 1960 after due notice by publication in the Bulletin; laid over to April 19, 1960 for continued hearing at the request of an objector, applicant concurring; then laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated May 29, 1959 acting on Alt. Applic. No. 4023-58, reads:

"1. Proposed change of occupancy from garage to a factory in a residential district, violates Art. 2 Sect. 3 of zone resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 7e of the Zoning Resolution, for a term of five years, to permit in a residence use district, the change in occupancy from garage to factory for manufacturing wrought iron furniture, with accessory welding and painting, *on condition* that all work shall be done in accordance with drawings filed with this application dated June 5, 1959, 2 sheets; and February 9, 1960, 1 sheet; that the occupant of the building shall comply with all rules of the Department of Air Pollution Control; that the exterior wall shall be repaired and repainted where necessary; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 384-57-BZ

APPLICANT—Leonard F. Rothkrug for Regina Strickerberger, owner.

SUBJECT—Application reopened March 25, 1958—for consideration based on a new proposal—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a non-transient storage lot for the storage

of pleasure-type motor vehicles for a stated term of five (5) years, previously denied.

PREMISES AFFECTED—41 East 182nd Street, northwest corner of Walton Avenue, Block 3186, Lots 80 and 81, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over to April 5, 1960 for inspection and decision; hearing closed; then laid over to April 26, 1960 for decision; applicant to file revised drawings; then laid over to May 10, 1960 for decision; premises having been previously inspected; and

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1960 acting on Alt. Applic. No. 313-57, reads:

"1. The proposed parking lot (non-transient, pleasure cars only), in a residence use district is contrary to Sec. 3 Art. II of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 7h of the Zoning Resolution for a term of five (5) years, to permit in a residence use district, the maintenance of a non-transient parking lot for the storage of pleasure type motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated February 16, 1960, 1 sheet, April 1, 1960, 1 sheet revised and May 6, 1960, 1 sheet revised; that the existing chain link fence around the trees on the northerly side of the property shall be repaired and maintained; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 107-58-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Rayco Corporation, owner; Rayco Auto Seat Covers Incorporated, lessee.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, erection of an extension to the existing legal building and continue the present uses, with the additional uses of display, sale, storage and installation of tires, shock absorbers and batteries.

PREMISES AFFECTED—2383 Flatbush Avenue and 1953-1961 East 51st Street, southeast corner, Block 8529, Lot 7, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0



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## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 as amended by decision dated March 28, 1960 acting on Alt. Applic. No. 3717-59, reads:

"1. Proposed extension to the building and addition of the uses of display, sales, storage and installation of tires, shock absorbers and batteries on premises which was subject of a Bd. of Standards and Appeals variance for the display, sales, storage and installation of auto seat covers and minor motor vehicle repairs limited to the installation of mufflers with the use of oxyacetylene torch and parking for patrons only on a plot which is partly in a Residence zone and partly in a Business zone is contrary to Art. II, PP. 3 and PP. 4a, subsection 29 of the Zoning Resolution and to Cal. #107-58-BZ of the Bd. of Standards and Appeals."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the erection of an extension to the existing legal building and continue the present uses, with the additional uses of display, sale, storage and installation of tires, shock absorbers and batteries *on condition* that the work shall be done in accordance with drawings filed with this application dated December 29, 1959, 9 sheets, and March 28, 1960, one sheet; and *on the further condition* that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office and lumber shed and include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for hearing at request of attorney for objectors; then laid over to March 8, 1960 for inspection and decision; hearing closed; laid over, date to be set; applicant to file revised drawings and new decision of the Borough Superintendent; then set for May 10, 1960; and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1959 acting on Alt. Applic. No. 1640-59, reads:

"3. The change in use from an existing open air storage of lumber, to sale & storage of new & used lumber, second hand building materials removed from demolished buildings consisting of doors, trim, plumbing supplies, iron & steel and other usable materials, & parking & storage of firms trucks, is contrary to Art. II, Sect. 4 (31) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office and lumber shed, and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials, and the parking and storage of owners' trucks *on condition* that the work be done in accordance with drawings filed with this application dated July 31, 1959, 3 sheets, and March 24, 1960, 2 sheets, revised; that the piers shown adjacent to the rolling doors on East 19th Street shall be made structurally satisfactory to the Department of Buildings; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 526-59-BZ

APPLICANT—Vincent L. Pitaro for Joseph A. Ward and Lillian Ward, owners.

SUBJECT—Application August 11, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling to a two family dwelling.

PREMISES AFFECTED—56-43 201st Street, east side, 90 feet north of 58th Avenue, Block 7430, Lot 40, Bay-side, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama and Vincent L. Pitaro.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated July 17, 1959 acting on Alt. Applic. No. 1180-59, reads:

"1. Proposed conversion from a one family dwelling to a two family dwelling in a G-1 zone is contrary to Article IV Sec. 16-c Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that the applicant had sub-



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stantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a present one family dwelling, to a two family dwelling, *on condition* that the work shall be done in accordance with drawings filed with this application dated August 11, 1959, 8 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 710-59-BZ

APPLICANT—Robert J. Crinnion for L. Fragasso, owner.  
SUBJECT—Application October 30, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a E-1 area district, the conversion of an existing two family dwelling of class 2 construction to a three family class A multiple dwelling.  
PREMISES AFFECTED—2050 Yates Avenue, northeast corner of Lydig Avenue, Block 4311, Lot 24, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; applicant to submit affidavit and drawing of existing conditions; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 28, 1959 acting on Alt. Applic. No. 420-59, reads:

"A1. Proposed conversion from a two family to a three family multiple dwelling will be contrary to Sec. 15A (E-1 district) of the Zoning Resolution. This application not further considered."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the applicant filed an affidavit with the Board as to an easement; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in an E-1 area district, the conversion of an existing two-family dwelling of Class 3 construction, to a three-family Class A multiple dwelling, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 30, 1959, 6 sheets and May 3, 1960, 3 sheets revised; that all doors opening into halls and foyers from apartments shall be fireproof and self-closing; that the building shall comply with all applicable provisions of the Multiple Dwelling Law and all other ap-

plicable laws, rules and regulations; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 723-59-BZ

APPLICANT—Dominick Salvati and Son for New Brook Enterprises Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for day and night parking for more than five (5) motor vehicles.

PREMISES AFFECTED—488-498 Clinton Street, northwest corner of 3rd Place, Block 365, Lot 33, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: James T. McConnell.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 22, 1959 acting on Alt. Applic. No. 3036-59, reads:

"1. Proposed night and day parking for more than five motor vehicles is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee finds that the neighborhood does not require this parking lot and that the granting of the variation would not be in accordance with the general purpose of the Zoning Resolution; and

WHEREAS, the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 3036-59, Objection No. One, dated October 22, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 810-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 20, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 21 of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline selling station, office, greasing, storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles.

PREMISES AFFECTED—201-14 to 201-24 (201-16 official), Northern Boulevard, 44-02 to 44-08 202nd Street, southwest corner and 200-37 to 200-47 45th Avenue, Block 5523, Lots 24, 25, and 28, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; applicant to file new drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on N.B. Applic. No. 3761-59, reads:

"1. Proposed demolition, reconstruction, extension of plot and extension of use of an existing office, greasing, storage of auto accessories and gasoline selling station to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles on a plot located in a business use district extending into a residence use district is contrary to Art. II, Section 4(a) and Section 3 of the Zoning Resolution.

"2. Proposed ground sign in the Business Use district portion of plot is contrary to Art. II, Section 4(a) subsection 49 of the zoning resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the applicant amended the basis of his application to include Section 21 of the Zoning Resolution; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7i and 21, to permit in a business and residence use district, the reconstruction of an existing gasoline selling station, office, greasing and storage of accessories and extend such uses to include minor auto repairs, car washing and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 20, 1959, 1 sheet, February 3, 1960, 3 sheets and May 6, 1960, 2 sheets, revised; on the *further condition* that a split sapling fence instead of a woven wire fence shall be constructed along 45th Avenue, and returned 40 feet north on 202nd Street and returned on the west property line to meet the existing brick building on Lot 22; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 847-59-BZ

APPLICANT—Leonard F. Rothkrug for Thomas D'Angelo, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a non-transient parking lot, pleasure type vehicles only, for a temporary term of ten (10) years.

PREMISES AFFECTED—114-116 Pulaski Street, south side, 255 feet west of Tompkins Avenue, Block 1775, Lot 27, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959 acting on Alt. Applic. No. 3508-59, reads:

"1. Parking & storage of motor vehicles in a Residence use district is contrary to Art II, Sec. 3 of Zone Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 7h of the Zoning Resolution, for a term of ten (10) years, to permit in a residence use district, the erection and maintenance of a non-transient storage lot for pleasure type vehicles only, *on condition* that all work shall be done in accordance with drawings filed with this application dated December 4, 1959, 4 sheets; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grades for drainage to the satisfaction of the Borough Superintendent; that a woven wire or cyclone fence shall be constructed along the east lot line where there is a court in connection with the adjacent 3-story brick building; that tenants of the storage lot shall be assigned spaces and given keys to the entrance gate, which shall be kept closed and locked at all times except when in use; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 864-59-BZ

APPLICANT—Dominick Salvati and Son for Cono D'Elia, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—632 East New York Avenue, south side, 240 feet east of Kingston Avenue, Block 4794, Lot 21, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker..... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; applicant to submit revised drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 18, 1959 acting on Alt. Applic. No. 3262-59, reads:



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"2. Parking of motor vehicles in Res. use district is contrary to Art. II Sec. 3a of Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Section 7h of the Zoning Resolution, for a term of ten years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 18, 1959, 3 sheets and April 21, 1960, one sheet revised; that proper bumpers shall be placed along the lot lines on all sides where cars are to be parked; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 5-60-BZ

APPLICANT—Abraham Grossman for Andrett Realty Corporation, owner.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e and 19A(j) of the Zoning Resolution, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension, and without the required additional loading berth.

PREMISES AFFECTED—353-357 Second Avenue, east side, 42 feet south of East 21st Street, Block 901, Lots 30 and 32, Borough of Manhattan.

APPEARANCES—

For Applicant: Abraham Grossman.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960, after due notice by publication in the Bulletin; laid over to May 10, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959, acting on Alt. Applic. 631-59, reads:

"1. Proposal to occupy subject bldg. located in a Local Retail Use District, for an undertaking establishment is contrary to Art. II, Sect. 4-B and 4-C of the Zoning Resolution.

2. Proposal to increase the aggregate gross floor area to be used for undertaking establishment in excess of 2500 sq. ft. (and less than 5000 sq. ft.) requires one additional loading berth. Art. IV Sect. 19-A of Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e and 19A(j) of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and

19A(j) of the Zoning Resolution, for a term of fifteen years, to permit in a local retail use district, the extension of an existing undertaking establishment into the adjoining building and proposed extension and without the required additional loading berth, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 5, 1960, 12 sheets; that the street front of the new extension shall harmonize with the front of the present building; that the new brick wall on the south side of the new chapel shall be extended easterly to meet the present brick wall of existing building on both the first and second floors; that a 3' 0" door shall be provided from the new chapel on the 2nd floor to the adjoining roof; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 58-60-BZ

APPLICANT—Lama, Proskauer, and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application January 25, 1960—decision of the Borough Superintendent, under Section 7A of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station in conjunction with the proposed alteration, the installation of two (2) 30 foot curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—2122-2128 (2128 official) Richmond Terrace and 2-12 Maple Avenue, southwest corner, Block 1074, Lot 55, Port Richmond, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1960, acting on Alt. Applic. 470-59, reads:

"Proposed curb cut within 75 feet of Residence Use District is contrary to Section 7-A of the Zoning Resolution.

Proposed size of curb cut lengths in excess of 15 feet is contrary to Department ruling."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7A, to permit in a business use district, at an existing gasoline service station, in conjunction with the proposed alteration, the installation of two 30 foot curb cuts within 75 feet of the residence use district instead of the present 97 foot curb cut on Maple Avenue, *on condition* that the work shall be done in accordance with drawings filed with this application dated, January 25, 1960, 7 sheets; that the pump on Maple Avenue shall be placed 15 feet back from the building line; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 2:50 P.M.

JOSEPH J. DOYLE, Chief Clerk.



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## REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 683-38-SA—Vol. IV

APPLICANT—Surface Combustion Corp., owner—additional models.

#### APPEARANCES—

For Applicant: Thomas J. Burke.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

683-38-SA—Vol. IV—Amendment to resolution so as to include additional models of gas fired unit heaters.

Surface Combustion Corp., requested that the resolution adopted September 20, 1938 and amended at various times through May 20, 1958 under Calendar Number 683-38-SA—Vols. I, II, III & IV be reopened and amended so as to include the 67 Series Unit Heater.

USE: Gas fired space heaters.

DESCRIPTION: The requested Series 67 is basically the same as the UCS-55 Series, approved December 4, 1956 under Calendar Number 683-38-SA—Vol. IV. The burner, combustion tube, flue collector and back draft divertor are essentially the same. The requested models now include low voltage controls instead of line voltage and a fan delay switch which prevents the fan from operating until a predetermined temperature has been reached. A new automatic pilot providing 100% shut-off of all gas through a thermocouple pilot relay, if the pilot flame becomes deficient for safe operation, is part of the 67 Series. The new pilot burner is so designed as to operate on less than 1000 BTU per hour.

The 67 Series has been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted September 20, 1938 and amended at various times through May 20, 1958 under Calendar Number 683-38-SA—Vol. I be reopened and amended so as to include the Series 67, with BTU input ranging up to 250,000 BTU per hour, Gas Fired Space Heater, on condition that the requirements of the resolution adopted September 20, 1938 and amended at various times through May 20, 1958 under Calendar Number 683-38-SA—Vol. I be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

### 271-46-SM

APPLICANT—A. O. Smith Corp., owner—additional welding rods.

#### APPEARANCES—

For Applicant: James B. Ray.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4  
Negative: ..... 0  
Not Voting: Commissioner Fox ..... 1

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

271-46-SM—Amendment to resolution as to additional welding rods.

A. O. Smith Corp. requested that the resolution adopted June 24, 1947 under Calendar Number 271-46-SM be reopened and amended so as to include additional welding rods. USE: The material is a welding rod for use in construction.

DESCRIPTION: The SW-16 rod is a high speed electrode for any type welding but particularly lighter gauge material. A.C. or D.C.

SW-65—Lime Ferritic Electrode for welding high sulphur steels, steels of poor weldability and low alloy steels. A.C. & D.C. reverse—(electrode positive).

SW-35—Mineral type electrode for high speed down hand work. A.C. or D.C.

SW-37—High Speed Iron Oxide Electrode—A.C. or D.C.

SW-44—High Speed heavy coated iron powder, mineral type electrode for high desposition rate on horizontal and down hand welding. Self cleaning slag. A.C. or D.C. straight polarity.

SW-47—All position low hydrogen electrode. A.C. or D.C. reverse.

SW-15-1P—High Speed medium heavy coated iron powder all position electrode. A.C. or D.C.

INSPECTION AND TEST: The welding electrodes have been approved by the American Bureau of Shipping, Lloyds, U. S. Navy and U. S. Army. Copies of the reports are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 24, 1947 under Calendar Number 271-46-SM be amended so as to include the additional welding electrodes as herein described for use in New York City on condition that the requirements of the resolution adopted on June 24, 1947 Calendar Number 271-46-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

### 488-46-SA

APPLICANT—Bryant Mfg. Co., owner—additional models.

#### APPEARANCES—

For Applicant: Donald Ferdon.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

488-46-SA—Amendment to resolution as to additional models, gas fired, steam or water boilers.

Bryant Manufacturing Co., New York, requested that the resolution adopted September 27, 1949 and amended September 17, 1958 be reopened and amended so as to include additional models of gas fired boilers.



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**DESCRIPTION:** The requested models are similar to the previously approved gas boilers, differing only insofar as exterior trim and appearance, there being no change in the controls, burner or section. The boilers have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted September 27, 1949, and amended September 17, 1958 under Calendar Number 488-46-SA be reopened and amended so as to include the Bryant Gas Fired Boiler, Models 222, 230, 233 and 244; all models may be prefixed with a number designating the Btu input, on condition that the requirements of the resolution adopted September 27, 1949 and amended September 17, 1958 under Calendar Number 488-46-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 499-50-SA

**APPLICANT**—Bryant Mfg. Co., owner—additional gas-fired warm air furnace.

### APPEARANCES—

For Applicant: Donald Ferdon.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

499-50-SA—Amendment to resolution as to additional gas fired warm air furnaces.

Bryant Manufacturing Co., New York, requested that the resolution adopted April 24, 1951 and amended through October 28, 1958 be reopened and amended so as to include additional models of gas fired furnaces.

**DESCRIPTION:** The requested Models 336, 384 and 389 are similar to the 387 Series, previously approved, the only difference being in the exterior appearance and the location of the air discharge. The furnaces have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted April 24, 1951 and amended through October 28, 1958 under Calendar Number 499-50-SA be reopened and amended so as to include the Bryant Gas Fired Furnaces, Models 336, 384 and 389. All models may be prefixed with a number designating the BTU input, on condition that the requirements of the resolution adopted April 24, 1951 and amended through October 28, 1958 under Calendar Number 499-50-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 500-50-SA

**APPLICANT**—Bryant Mfg. Co., owner—additional models gas-fired unit heaters.

### APPEARANCES—

For Applicant: Donald Ferdon.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

500-50-SA—Amendment to resolution as to additional models of gas-fired unit heaters.

Bryant Manufacturing Co. requested that the resolution adopted January 16, 1951 and amended July 15, 1958 under Calendar Number 500-50-SA be reopened and amended so as to include additional models of Bryant Gas fired unit heaters. USE: Gas fired unit heaters.

**DESCRIPTION:** The requested Models 337, 338 and 339 are similar to the models approved July 15, 1958 under Calendar Number 500-50-SA, the only difference being in exterior appearance and the use of a ceramic coated heat exchanger. The requested models have been approved by the American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted January 16, 1951 and amended July 15, 1958 under Calendar Number 500-50-SA be reopened and amended so as to include the Bryant Gas Fired Heaters, Models 337, 338 and 339, on condition that the requirements of the resolution adopted January 16, 1951 and amended July 15, 1958 under Calendar Number 500-50-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 143-54-SM

**APPLICANT**—U.S. Plywood Corp., owner—larger size opening protective assembly.

### APPEARANCES

For Applicant: James A. Fitzpatrick.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 143-54-SM—Amendment to resolution as to larger size opening protective assembly.

U.S. Plywood Corp., New York, requested that the resolution adopted June 2, 1954 and amended through July 15, 1958 under Calendar Number 143-54-SM be reopened and amended so as to include a larger size opening protective assembly.

USE: The material is a ¾ hour fire resistive opening protective assembly.

**DESCRIPTION:** The door is constructed in the same manner as the door previously approved. The only difference being in the size; the requested size being 4'-0" x 8'-0" and the presently approved door being 4'-0" x 7'-0".

**INSPECTION AND TEST:** A door 4'-0" x 8'-0" successfully met the fire and hose stream tests at the Under-



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writers' Laboratory. The report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 2, 1954 and amended through July 15, 1958 under Calendar Number 143-54-SM be reopened and amended so as to permit the size of the door to be increased to 4'-0" x 8'-0", on condition that the requirements of the resolution adopted June 2, 1954 and amended through July 15, 1958 under Calendar Number 143-54-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 384-54-SA—Vol. II

**APPLICANT**—Economics Laboratory Inc., owner—additional rinse injectors.

**APPEARANCES**—

For Applicant: Mario I. De Polo.

**ACTION OF BOARD**—Resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 384-54-SA—Vol. II—Amendment to resolution as to additional rinse injectors.

Economics Laboratory, Inc., New York, requested that the resolution adopted November 23, 1954 under Calendar Number 384-54-SA—Vol. I be reopened and amended so as to include the additional rinse injectors, Models RU-12 & RT-12, under the provisions of the Submerged Inlet Rules of the Board. The application was reopened by a vote of the Board, June 25, 1957.

**USE:** A device to add a material to the rinse water in dishwashing machines.

**DISCRIPTION:** The device consists of a water meter which uses hydraulic power to pump the liquid into the rinse water. It is installed after the last control valve in the water line and at least 6" below a vacuum breaker. The hydraulic motor operates a small displacement pump which injects a precise amount of the wetting agent into the rinse line in direct proportion to the rate of flow through the line.

**INSPECTION AND TEST:** Details of construction were examined by Ass't. Engr. J. A. Darts and the unit was compared with drawings on file with the application.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted November 23, 1954 under Calendar Number 384-54-SA—Vol. I be amended so as to include the additional rinse injectors, Models RU-12 and RT-12, on condition that the device be installed in accordance with the requirements of the Submerged Inlet Rules of the Board with an approved vacuum breaker and check valve installed as required and that all other requirements of the resolution adopted November 23, 1954 under Calendar Number 384-54-SA—Vol. I be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 489-54-SA

**APPLICANT**—Delco Appliance Corp., owner—additional trade name.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 489-54-SA—Amendment to resolution as to additional trade name.

Delco Appliance Corp. requested that the resolution adopted September 25, 1956 and amended through October 27, 1959 under Calendar Number 489-54-SA be reopened and amended so as to permit the approved oil burner to be marketed under an additional trade name.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted September 25, 1956 and amended through October 27, 1959 under Calendar Number 489-54-SA, wherein the oil burners, Models H-200, & H-300, were approved, be reopened and amended so as to permit the approved Models H-200 & H-300 to be marketed by the V & E Products, Inc. of Schuylkill Haven, Pa., under the trade name of V & E Oil Burner, Models V-200 & V-300, on condition that the requirements of the resolution adopted September 25, 1956 and amended through October 27, 1959 under Calendar Number 489-54-SA are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 272-55-SA

**APPLICANT**—H. C. Little Burner Company, Inc., owner—additional models.

**APPEARANCES**—

For Applicant: Charles Tisch.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 272-55-SA—Amendment to resolution as to additional models of gas fired heaters.

H. C. Little Burner Company, Inc. requested that the resolution adopted March 10, 1959 under Calendar Number 272-55-SA be reopened and amended so as to include additional models of gas fired room heaters.

**USE:** Wall type gas fired room heaters.

**DESCRIPTION:** The requested Models WV16, WV22 & WV30 are similar to the approved models insofar as burner, controls, combustion chamber, flue assembly, etc., the only difference being in cabinet styling. The units



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have been approved by American Gas Association.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted March 10, 1959 under Calendar Number 272-55-SA be reopened and amended so as to include the additional Models WV16, WV22, WV30, Wall Type Gas Fired Room Heaters, on condition that the requirements of the resolution adopted March 10, 1959 under Calendar Number 272-55-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 336-55-SA

**APPLICANT**—Metalmaster Corp., owner—additional trade name.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 336-55-SA—Amendment to resolution as to additional trade name.

Metalmaster Corp., Newark, New Jersey, requested that the resolution adopted July 12, 1955 and amended through February 17, 1959 under Calendar Number 336-55-SA be reopened and amended so as to permit the approved burner to be marketed under an additional trade name.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted July 12, 1955 and amended through February 17, 1959 under Calendar Number 336-55-SA be reopened and amended so as to permit the approved Metalmaster Oil Burner to be marketed by the General Heating Products Co.—Republic Products Company under the trade name of Repco, on condition that the requirements of the resolution adopted July 12, 1955 and amended through February 17, 1959 under Calendar Number 336-55-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 83-56-SA

**APPLICANT**—Heil-Quaker Corp., owner—additional trade names and models.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 83-56-SA—Amendment to resolution as to additional trade names, and models.

Heil-Quaker Corp., Nashville, Tennessee, requested that the resolution adopted December 2, 1958 under Calendar Number 83-56-SA be reopened and amended so as to include additional models of oil fired units and permission to market under an additional trade name.

**DESCRIPTION:** The additional models are basically the same as the approved models differing only insofar as BTU input. All units have been approved by the Underwriters' Laboratory.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted December 2, 1958 under Calendar Number 83-56-SA be reopened and amended so as to include additional models of Heil-Quaker Oil Fired Units and permission to market under additional trade names so that the recommended units and added trade names shall be:

|             |               |
|-------------|---------------|
| Heil-Quaker | Sears Roebuck |
| BF-84 (DD)  | 867.2178      |
| BF-84       | 867.2284      |
| BF-112      | 867.22112     |
| LO-84       | 867.2584      |
| LO-112      | 867.25112     |
| LO-140      | 867.25140     |
| LO-170      | 867.25168     |
| JF-84       | 867.2684      |
| JF-112      | 867.26112     |
| DF-84       | 867.2784      |
| DF-112      | 867.27112     |
| HO-84       | 867.2884      |
| HO-112      | 867.28112     |

on condition that the requirements of the resolution adopted December 2, 1958 under Calendar Number 83-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 720-56-SA

**APPLICANT**—Burnham Corp., owner—additional trade name.

**APPEARANCES**—

For Applicant: W. H. Samson.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 720-56-SA—Amendment to resolution as to additional trade name.

Burnham Corp. requested that the resolution adopted April 2, 1957 and amended through October 28, 1958 under Calendar Number 720-56-SA be reopened and amended so as to permit the approved boiler to be marketed under an additional trade name.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted April 2, 1957 and amended through October 28, 1958 under Calendar Number 720-56-SA



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be reopened and amended so as to permit the approved Burnham Burner, Holiday No. 61 Series and 70 Series, to be marketed by Thatcher Furnace Co. under the trade name of Thatcher GG & LT Furnaces, on condition that the requirements of the resolution adopted April 2, 1957 and amended through October 28, 1958 under Calendar Number 720-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 272-57-SM

APPLICANT—Donn Products, Inc., owner.  
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 272-57-SM—Donn Products, Inc., Westlake, Ohio, filed for approval of the D. S. Partition Stud under the provisions of Section C26-461.0 Administrative Building Code. USE: Studs to be used as a component part of a fireproof partition.

DESCRIPTION: The partition stud is a nailable stud manufactured from .022 cold rolled electro zinc coated steel. The studs are made in 2½", 3¼" and 3⅝" widths. When used as a component part of a partition, the lath, either metal, gypsum board or rock lath, is attached to the stud by means of nails; annular lath nails being used.

INSPECTION AND TEST: The applicant has submitted the test reports of a complete range of tests conducted by Ohio State University. The tests include fire and hose stream, impact, nail and staple holding power of lath to the studs and load tests on the stud when acting as a beam.

The partition was constructed in the customary manner. The studs were placed on 16" centers and were anchored to both the top and bottom runner channels. A stiffener channel is threaded through the slots in the web of the studs at mid height. The ⅜" perforated lath is then nailed to the studs and ½" gypsum plaster is then applied to the face of the lath. A similar application is then applied to the opposite face of the stud.

The partition, so constructed, successfully met the requirements of a 1½ hour fire resistive partition, a similar partition also successfully met the impact test. The complete reports of all tests are on file with and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the D. S. Partition Stud as herein described to be used in New York City as a component part of a one hour fire resistive partition, as having met the requirements of Sections C26-591 & C26-592.0, as permitted under Section C26-636.0 Administrative Code, provided that when the stud is used with metal lath and plaster the partition shall comply with Section C26-636.0.10 but when used with gypsum lath, the gypsum lath may be ⅜" perforated and plastered with ½" gypsum plaster, as tested, on condition that all bundles of the studs shall be tagged or labeled "Approved by the Board of Standards and

Appeals for use in New York City under Calendar Number 272-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 359-57-SA

APPLICANT—H. A. Simmons for Empire Stove Co., owner—additional models.

APPEARANCES—

For Applicant: Howard A. Simmons.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker ..... 4  
Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 359-57-SA—Amendment to resolution as to additional models of direct vent gas fired heaters.

H. A. Simmons for Empire Stove Co. requested that the resolution adopted June 3, 1958 and amended October 21, 1958 under Calendar Number 359-57-SA be reopened and amended so as to include additional models of gas fired heaters.

USE: Gas fired heaters for domestic and commercial heating.

DESCRIPTION: The requested Models DV-10, DV-30, DV-40 & DV-70 are an extension of the previously approved WFA Series. The difference is in styling and BTU range; the number in the designation refers to thousands BTU input. The requested models have been approved by the American Gas Association.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted June 3, 1958 and amended October 21, 1958 under Calendar Number 359-57-SA be reopened and amended so as to include the additional models DV-10, DV-30, DV-40, & DV-70 Gas Fired Wall Heaters, on condition that the requirements of the resolution adopted June 3, 1958 and amended October 21, 1958 under Calendar Number 359-57-SA be complied with. The Committee further recommends that the DV-70 shall be vented in accordance with requirements of Article 12. Administrative Code.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 167-59-SA

APPLICANT—Victor Products Corp., owner—drink dispenser.

APPEARANCES—

For Applicant: H. M. Landemare.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 167-59-SA—Victor Products Corp., Hagerstown, Maryland, owner, filed March 19, 1959 for approval of the Victor Automatic Pre-Mix Vending Machine, Models 312, 412, 422, 642, 643, 812, 813, 962 and 963, under the provisions of Article 18, Chapter 19, Administrative Code.

USE: To automatically dispense cold pre-mix beverages.

DESCRIPTION: The cabinet is made from 18 gauge sheet steel available in flat to floor, caster or legs, finished in baked enamel. The approximate dimensions are 66½ inch high, 23¾ inch wide, and 23¾ inch deep; the cabinet has an inner liner made from 20 gauge sheet steel, insulated with fiber glass insulation. The section provided for the compressor unit is located at the middle rear of the cabinet consisting of 16 gauge sheet steel plate 12 inch high, 28¾ inch wide, 8¾ inch deep, welded to the sides of the cabinet to form an enclosure having the rear part protected by grille and finned-coils of condenser.

Upon the insertion of a coin, a contact is made, releasing a paper cup to a platform after flavor selection is made. The pre-mix beverage is mixed and put into a 5 or 10 gallon product tank of stainless steel at a local bottling plant, so that the same beverage that is dispensed in a bottle is dispensed from the machine. The motive power for delivery of the beverage through the beverage circuit is furnished by a small bottle of CO<sub>2</sub>, controlled by a CO<sub>2</sub> regulator to maintain a constant pressure of 55 p.s.i. on the carbonated beverage in the product tank. Beverage is forced through the system into a cooling chamber, through a dispensing valve by driving pressure which is several pounds higher than the sustained pressure within the beverage tanks.

The refrigeration system incorporates components identical in most respects to the conventional household refrigerator. The difference being that the beverage is cooled within a refrigerated chamber rather than interior cabinet temperature. The refrigeration is provided with a hermetically sealed compressor.

The refrigeration system is composed as follows:

| Model 312 & 412                  |                 | Model 812 & 813 |                 |
|----------------------------------|-----------------|-----------------|-----------------|
| H.P.                             | 1/6             | H.P.            | 1/5             |
| Refrigerant                      | Freon 12-16 oz. | Refrigerant     | Freon 12-16 oz. |
| Amps                             | 4.5             | Amps            | 5.5             |
| Volts                            | 115-60          | Volts           | 115-60          |
| Pressure                         |                 | Pressure        |                 |
| L.S.                             | 150 P.S.I.G.    | L.S.            | 150 P.S.I.G.    |
| H.S.                             | 300 P.S.I.G.    | H.S.            | 300 P.S.I.G.    |
| Models 422, 642, 643, 962, & 963 |                 |                 |                 |
| H.P.                             | 1/6             |                 |                 |
| Refrigerant                      | Freon 12-16 oz. |                 |                 |
| Amps                             | 4.5             |                 |                 |
| Volts & Cycles                   | 115-60          |                 |                 |
| Pressure                         |                 |                 |                 |
| L.S.                             | 150 P.S.I.G.    |                 |                 |
| H.S.                             | 300 P.S.I.G.    |                 |                 |

As the vendor is completely self contained except for the electrical connections, there are no water connections to be made.

The General Function of Victor Pre-Mix Vendors:

## Models

|      |                                      |
|------|--------------------------------------|
| *312 | Two flavor 300 cup pre-mix vendor.   |
| *412 | Two flavor 400 cup pre-mix vendor.   |
| *422 | Two flavor 420 cup pre-mix vendor.   |
| *642 | Two flavor 640 cup pre-mix vendor.   |
| *643 | Three flavor 640 cup pre-mix vendor. |
| *812 | Two flavor 800 cup pre-mix vendor.   |

|      |                                      |
|------|--------------------------------------|
| *812 | Three flavor 800 cup pre-mix vendor. |
| *962 | Two flavor 960 cup pre-mix vendor.   |
| *963 | Three flavor 960 cup pre-mix vendor. |

All models are fully automatic.

\*Prefix in accordance with brand styling:

|      |                  |
|------|------------------|
| "SU" | for Seven-Up.    |
| "PC" | for Pepsi-Cola.  |
| "DP" | for Dr. Pepper.  |
| "NH" | for Nehi.        |
| "DC" | for Double Cola. |
| "VP" | for Victor.      |

INSPECTION AND TEST: A sample unit was inspected and tested at Pepsi-Cola Plant, 4602-5th Street, Long Island City, N. Y. Present at the test were Ass't Architect T. W. Farricker, Committee on Test, Mr. G. Siebert, Ass't. Service Manager of Pepsi Cola plant and Mr. H. N. Landemare, representing the applicant and it was noted that the equipment operated as designed.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Victor Automatic Pre-Mix Vending Machine, Models 312, 412, 422, 642, 643, 812, 813, 962 and 963, for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 167-59-SA" and further that all electrical work shall comply with the requirements of the Electrical Code of the City of New York.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 367-59-SA

APPLICANT—Automatic Burner Corp., owner—additional model of oil burner.

APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 367-59-SA—Amendment to resolution as to additional model of oil burner.

Automatic Burner Corp., Chicago, Illinois, requested that the resolution adopted November 10, 1959 and amended February 16, 1960 under Calendar Number 367-59-SA be reopened and amended so as to include an additional model oil burner.

DESCRIPTION: The requested Model 100 is similar to the Model 75 previously approved except that the Model 100 uses a 10,000 volt transformer instead of a 6,000 volt transformer. The Model 100 has been approved by the Underwriters' Laboratory.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 10, 1959 and amended February 16, 1960 under Calendar Number 367-59-SA be reopened and amended so as to include the ABC Oil Burner, Model 100, on condition that the requirements of the resolution adopted November 10, 1959 and amended Feb-



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ruary 16, 1960 under Calendar Number 367-59-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 450-59-SA

APPLICANT—Welbilt Corp., owner—gas range.

### APPEARANCES—

For Applicant: J. Walter Gilbertas.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

450-59-SA—L. C. Armitage for Welbilt Corp., Maspeth, New York, filed July 7, 1959 for approval of the Welbilt Gas Range with Kitchen Heater, Models CD818, CD878 and CD8780, also under Trade Name "Detroit Jewel," Model 3783, for use in New York City under the provisions of Article 12, Administrative Building Code.

USE: Domestic type combination cooking and heating gas range.

DESCRIPTION: These are domestic type gas cooking ranges having four top burners with baking oven and broiler below, at the right side. On the left side, below the top burner section, is installed a combustion for a gas fired room heater. This chamber is fully sealed by welded construction and finished in a heat resistant enamel finish. It is spaced from the walls of the surrounding compartment. The air to be heated is drawn in at the bottom of the compartment and circulated between the compartment walls and the combustion chamber. The heated air is discharged through slotted openings in the left wall. Attached to the backwall is a flue connection collar with a built-in draft diverter.

The room heater is equipped with a Heatbath luminous flame burner consisting of an aluminum tube with 83 ports and 31-14 gauge aluminum fins. The heater has a maximum input of 35,000 BTU/hr. and is ignited from a constant burning Baso R-18 pilot burner. The kitchen heater is controlled by approved safety controls for Natural, Manufactured, and Mixed Gases.

The Welbilt Models CD818, CD 878 and CD8780 also Detroit "Detroit Jewel," Model 3783, are identical except for the following:

CD878 —Equipped with deluxe backguard with clock and light.

CD-8780—Identical to CD-878 except has glass in oven door.

CD818 —Identical to CD878 except has plain porcelain backguard.

Above Models also are approved with Suffix "H" designating Minneapolis Honeywell V-5166A modusnap type control.

INSPECTION AND TEST: All details of construction were examined by Ass't Architect T. W. Farricker. The appliances have been approved by the American Gas Association. The report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Welbilt Gas Range with Kitchen Heater Models CD818, CD878 and CD8780, also under trade name "Detroit Jewel," Model 3783, for use in New York City under the provisions of Article 12, Administrative Building Code including a flue connection and that the Welbilt Gas

Range with Kitchen Heater may be installed with the approved minimum clearance in inches from combustible construction in accordance with the requirements of the American Gas Association as stated on the tags affixed to the units.

In all cases, however, adequate ventilation shall be provided for and clearance shall be sufficient to allow for proper servicing. These heaters shall not be installed in garages or places of explosive atmosphere and each range shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 450-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 580-59-SA

APPLICANT—Leeds & Northrup Co., owner—Vaporcarb Hardening Furnace.

### APPEARANCES—

For Applicant: Frederick W. Baum, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and Com-  
missioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

580-59-SA—Leeds & Northrup Co., Philadelphia, Pa., filed an application for approval of their Vapocarb Hardening Furnace Equipment, #9650 Series, under the provisions of Sections C26-191.0 and C-19-11.0 Administrative Code.

USE: For hardening, carburizing and carbo-nitriding of steel.

DESCRIPTION: The Vapocarb Hardening Furnace Equipment consists of the Vapocarb Atmosphere Generator and the Vapocarb Furnace sized for small production or tool room use.

The atmosphere generator is an insulated electrically heated unit made with a sealed alloy chamber in which Vapocarb fluid, an organic liquid of a proprietary nature, is cracked at a temperature of 1500°F to generate a protective atmosphere. The generator temperature is automatically controlled from a thermocouple in the heating chamber by an indicating controller mounted on the temperature control panel. The Vaporcarb is supplied from a small storage tank, by means of a pump and is accurately metered into the generator where it vaporizes and cracks as it drops on an alloy target assembly. Provision is also made so that measured quantities of ammonia gas may enter the generator with the Vapocarb fluid and cracked to form a diluent or the ammonia gas may by-pass the generator and mix directly with the Vaporcarb atmosphere entering the furnace for carbonitriding steel.

The furnace is well insulated, electrically heated and has a sealed alloy retort chamber designed for a maximum operating temperature of 1850°F: Loading is from the top and when opened for charging, the lid on top swings to one side. When closed the lid seats in an ore filled sealing trough. The protective atmosphere from the generator is introduced through an inlet pipe in the bottom of the furnace. A thermocouple is mounted in the bottom of the work chamber for temperature measurement.

The steel to be treated rests on a perforated cast alloy hearth plate in the bottom of the chamber. Provision is made to burn off excess atmosphere at the rear of the furnace.



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**INSPECTION AND TEST:** A typical installation was inspected at 827 East 92nd Street, Brooklyn, New York, by Ass't Engr. G. F. Sklenarik, and Mr. E. H. Sharp of Leeds & Northrup Company.

The chemical identity of the Vapocarb Fluid being of a proprietary nature will not be disclosed as requested by the applicant but will be kept in the safe at the offices of the Board.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Leeds & Northrup Vapocarb Hardening Furnace Equipment #9650 Series, for use in New York City, in accordance with this report and the requirements of the Fire Commissioner under the provisions of Sections C-26-191.0 and C-19-11.0 Administrative Code and also the requirements of the Electrical Code of the City of New York, provided that each installation shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 580-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 892-59-SA

**APPLICANT**—Schmidt Manufacturing Company, owner—gas-fired clothes dryer.

### APPEARANCES—

For Applicant: William W. Pittendreigh.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

892-59-SA—Schmidt Manufacturing Company, New Bedford, Massachusetts, filed December 28, 1959 for approval of the Schmidt (Sahara) Clothes Dryer, Model DCM-330, Coin Metered or Time Controlled, for use in New York City under the provisions of Chapter 26, Article 12, Administrative Building Code.

**USE:** Gas-Heated Commercial Type Clothes Dryer (Water wash clothes.)

**DESCRIPTION:** The Schmidt Clothes Dryer is a four-load commercial coin-operated unit.

The dryer consists of a gas burner installed in a burner box, a tumbler basket installed above the burner box, a drive motor, a lint screen located directly in front of circulating blower. The components are assembled within an insulated steel casing finished with baked enamel. The machine is fully enclosed, top, sides, back and front. A circular window door opening to the tumbler compartment is provided in the front panel of the casing.

The tumbler basket diameter is 34 inches RPM by 24 inches deep that revolves at approximately 1725 RPM when in operation and blower is designed to move approximately 750 to 800 cubic feet of air per minute through the material being dried.

The burner assembly is a completely demountable unit consisting of the following: An automatic gas pressure regulating valve set at 3½ inches of water column pressure; An automatic 100% safety valve which will shut off all the gas in the event of pilot failure; A Minneapolis-Honeywell Modulating Temperature Control Valve; A solenoid gas shut-off valve.

Other controls are a timer control or coin meter, which starts and stops the drying cycle, therefore it turns "on" the gas (through a solenoid valve) along with the drive motor and remains "on" during the duration of the complete cycle at which time it shuts all operating units "off."

The door interlock switch shuts off the gas and the drive motor in case the door should be opened while the machine is in operation.

The by-metal of high limit temperature control switch is mounted at the top of the heater box of the dryer. Should excessive temperatures result at the top of the heater box, the by-metal will open and shut off the gas flame.

The temperature in the dryer is controlled through the means of the Minneapolis-Honeywell Madusnap Control Valve.

The dryer is equipped with a safety type door latch which releases with 10 to 15 lbs. pressure from the inside of the clothes dryer. There is also a large locked lint trap compartment accessible through the front lower panel of the clothes dryer.

All gas controls used carry the approval listing of the American Gas Association.

Each dryer has an 8 inch exhaust opening in the back panel of the casing and the exhaust side of the blower is recommended to be connected through the shortest possible duct system to the out-of-doors.

**INSPECTION AND TEST:** A typical Model DCM-330 was inspected and tested at 2236 1st Avenue, New York, N. Y. Present at the test was Ass't Architect T. W. Far-ricker. The unit functioned as designed.

**RECOMMENDATION:** The Committee on Test recommends that the gas fired Schmidt (Sahara) Clothes Dryer Model DCM-330 be approved for voluntary use in New York City when installed in accordance with this report and the requirements of Article 12, Administrative Building Code, on condition that strict attention shall be given to the thorough cleaning of lint from the machines, both from the lint screen and compartment and from the thermobulb control bulb and all other locations as recommended by the service manual, a minimum of every 3 months. The Committee further recommends that all ports and orifices be maintained for the type of gas used and that each appliance shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 892-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 262-36-A—Vol. IV

**APPLICANT**—Joseph A. Marck for Rosemarie Milford, owner.

**SUBJECT**—Application reopened November 17, 1959 as Volume IV—appeal from a decision of the Borough Superintendent—re increase in the number of beds.

**PREMISES AFFECTED**—154-34 Riverside Drive, south-side, 60 feet East of 154th Place, Block 4543, Lots 5 and 7, Beechhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Lewis Rauch.

**ACTION OF BOARD**—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,



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dated October 7, 1959 on Alt. Applic. 930-42, reads:

"1. The proposed increase in the number of beds from 17 to 20 is contrary to the Board of Stand. & App. variance, granted under Cal. 262-36-A and must be referred back to the Board for its determination."

and

WHEREAS, the applicant states that the building is 50 feet by 40 feet in area, 3 stories, 33 feet high, of class 4 construction, located in residence use, G-1 area, class 1 height district, built in 1906, and occupied since 1936 as a nursing home with 17 beds; and

WHEREAS, the applicant states that the exterior walls are of wood stud construction with a 3 inch cement block veneer on the outside and 2 inch cement block on the inside, both out and inside plastered with 1 inch thick plaster; that the occupancy is in accordance with Certificate of Occupancy Q121189 issued February 21, 1958 against Alt. Applic. 930-42 and latest Board's action under Volume III; that the applicant requests an increase in a number of allowed beds from 9 to 11 on the 1st floor and from 8 to 10 beds on the 2nd floor; that the 3rd floor will remain as an owner's apartment; that the applicant now proposes to provide a sprinkler system throughout the building; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 930-42, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 796-45-A—Vol. II

APPLICANT—Arnold W. Lederer for Bruger Realty Corp., Rita Saunders and Herbert Schacht, owners; Henry Sharpe, lessee.

SUBJECT—Application reopened March 17, 1959, as Volume II—appeal from a decision of the Borough Superintendent re: changes in occupancy throughout buildings.

PREMISES AFFECTED—22 East 16th Street (Buckingham Road), west side, 172 feet, 7 inches south of Caton Avenue, Block 5076, Lot 14, and 28 East 16th Street (Buckingham Road), west side, 229 feet 7 inches south of Caton Avenue, Block 5076, Lot (part of 14), Borough of Brooklyn.

## APPEARANCES—

For Applicant: Arnold W. Lederer.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1959 on Alt. Applic. 47-59, reads:

"6. The use of cellar for dining and play area and the third floor for sleeping purposes by teachers to be referred to Board of Standards and Appeals as proposed occupancy does not comply with Calendar No. 454-32-A of Boards Resolutions."

and

WHEREAS, the decision of the Borough Superintendent, dated February 3, 1959 on Alt. Applic. 48-59, reads:

"1. Change in occupancy in cellar, boiler room and 1st, 2nd, attic and mezzanine 1 family and now change to read in cellar ordinary use, boiler room, for 22 to 28 East 16th St. conjunctively occupied and also change occupancy on 1st and part of 2nd floor for 1 family, kitchen to be used for cooking in the adjoining premises 22 East 16th Street, 1 family on part of the 2nd floor, attic and mezzanine with 2 boarders is in violation of Sect. 8.7.2.1 of Bldg. Code and Sec. 4.2.1 of Code."

and

WHEREAS, the applicant states that the premises consist of two buildings known as No. 22 and No. 28 East 16th Street; that No. 22 is 34 feet 6 inches by 68 feet in area, 3 stories

and attic, 40 feet high, of class 4 construction; that No. 28 is 26 feet 2 inches by 63 feet in area, 3 stories and attic, 50 feet high, of class 4 construction; that both buildings are in a residence use, E area, class 1 height district, the use and occupancy of No. 22 is: Cellar—dining room and play room, 50 persons; 1st floor—class rooms and office, maximum 90 persons; 2nd floor—class rooms, 50 persons; 3rd floor—bedrooms for staff, 10 persons; attic—vacant, no access; the proposed use and occupancy for No. 22 will be: cellar—dining and play rooms, 50 persons; 1st floor—class rooms and office, average 50 persons; 2nd floor—class rooms, 50 persons; 3rd floor—bedrooms for staff, 10 persons; attic—vacant, no access; that does not comply with the Boards resolution of 454-32-A and Certificate of Occupancy No. 106803 issued September 17, 1942 as follows: cellar—ordinary use; 1st floor—play rooms and class rooms, 100 persons; 2nd floor—classrooms, 100 persons; 3rd floor—dormitory; and

WHEREAS, the applicant further contends that for No. 22 East 16th Street it is proposed to discontinue the use of the 3rd floor as dormitory for children and replace with residence occupancy for teachers and occasionally children; that it is also proposed to establish connecting passageways between 22 East 16th Street and 28 East 16th Street; that the kitchen of the owner in the dwelling at 28 East 16th Street was made available to furnish children's lunches; that there is no central heating plant nor cooking done at 22 East 16th Street (same owner and occupant); that it is proposed to improve exits from the cellar by installing a new 4 foot stairway to the rear yard at west; that the door to passageway at south to be arranged to swing out; that cellar stairs to be enclosed in fireproof construction; that exit doors to be made to swing out and to be increased as shown; that a new passage to fire escapes to be provided on the 3rd floor; that exit signs and lights to be installed; that a 3 hour fire test door to be provided in south entrances to passageways connecting both buildings; and

WHEREAS, the applicant states that the use and occupancy for 28 East 16th Street is: cellar—ordinary use, storage and boiler room serving 22 and 28 East 16th Street; 1 family on 1st, 2nd and attic floors with 4 boarders (employees of owner), 5 persons; 1st floor kitchen used in conjunction with school; 2nd floor kitchen for owner's exclusive use; yard—parking of 2 pleasure type automobiles in rear yard; that the proposed use and occupancy of No. 28 East 16th Street: cellar—ordinary use, storage and boiler room serving 22 and 28 East 16th Street; 1 family on 1st and part of 2nd floor, 3 persons; 1st floor kitchen for 1 family and in conjunction with school at 22 East 16th Street; 2nd floor and attic—1 family with 2 boarders, 5 persons; parking of 2 pleasure type automobiles in rear yard; and

WHEREAS, the applicant further contends that 28 East 16th Street with kitchen on the 1st floor is used to make lunches for the children in 22 East 16th Street, operated by the same occupant; that there exists passages connecting both buildings—one connecting both cellars and one connecting both 1st stories, constructed of masonry; that the 2nd floor is used by the occupant in connection with her dwelling; that the attic is used as sleeping quarters for the occupant's help and is not rented in any way, shape or form; (NOTE: The Building Department objection refers to this occupancy as boarders); that in order to provide the necessary safeguards, the following is proposed: to install sprinkler system in 1st story kitchen connected to house supply in an approved manner and a CO2 manual fire extinguisher which will be available at all times; to provide multiple dwelling fire escape for the 2nd and 3rd floors; that there exists 3 exits to the street side and rear yards for the 1st floor; that the 2nd floor with the addition of the new fire escape will have 3 means of egress; that all doors leading from the 1st story kitchen to be one hour, self-closing fire test with steel bucks; that hood over range (leading to side yard) be cleaned four times yearly and to have proper grease filter as per Code; that 1st story kitchen ceiling and partitions be fire retarded; that cooking is carried on in this building in order that the mandate of the Board prohibiting cooking in 22 East 16th



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Street be faithfully carried out; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 47-59, Objection No. 6, and acting on Alt. Applic. 48-59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 298-47-A—Vol. III

APPLICANT—Lama, Proskauer and Prober for Edgen Realty Corporation, owner.

SUBJECT—Application reopened January 26, 1960—appeal from an order and decision of the Fire Commissioner—re sprinkler system.

PREMISES AFFECTED—347-353 Lorimer Street and 48-50 Meserole Street, southwest corner, Block 3049, Lot 29, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, the decision and order of the Fire Commissioner, dated January 5, 1960 on Order Number 5888-9, reads:

"1—Install an approved automatic wet sprinkler system throughout arranged and equipped as per Article 16, Chapter 26 Administrative Code as provided in Chapter 19-161.0 Administrative Code, as amended by Local Law #52 effective June 1, 1959.

NOTE: Plans must be filed with and approved by the Department of Buildings before work on such system is commenced."

and

WHEREAS, the applicant states that the building is 75 feet by 49 feet in area, 6 stories, 71 feet 10 inches high, of class 3 construction, located in business use, C area, class 1½ height district, built in 1907, now used and occupied: cellar—manufacturing ladies hats, 12 persons; 1st floor—lamp shade factory, 20 persons; 2nd floor—manufacturing ladies hats, 15 persons; 3rd floor—manufacturing ladies coats, 40 persons; 4th floor—manufacturing ladies hats, 45 persons; 5th floor—manufacturing mens shirts, 40 persons; 6th floor—manufacturing ladies coats, 35 persons; and

WHEREAS, the applicant states that Certificate of Occupancy Number 129453 was issued against Alt. Applic. 2296-47 for the following use: Cellar—Manufacturing of aluminum shaped products from stock aluminum and boiler room, 8 persons; 1st floor—knitting factory, 20 persons; 2nd floor—sweater factory, 15 persons; 3rd floor—jacket factory, 40 persons; 4th floor—coat factory, 45 persons; 5th floor—blouse factory, 35 persons; 6th floor—skirt factory, 35 persons; and

WHEREAS, the applicant contends that the building is not equipped with a sprinkler or standpipe system; that there is an interior fire alarm system and monthly fire drills are maintained; that the exits consist of an interior 3 foot 8 inch wide steel stair from roof to street enclosed in masonry partitions with fireproof self-closing doors; that the secondary egress is through a labor law type fire escape on Meserole Street side; that the cellar exits are through an areaway on Lorimer Street side and through the main stair; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, acting on Order Number 5888-9, Objection Number 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 147-59-A

APPLICANT—Charles M. Shapiro for Tower Realty Corporation, owner; Broadway Chromium Plating Company, Incorporated, lessee.

SUBJECT—Application March 12, 1959—decision of the Borough Superintendent re: Spray Booth.

PREMISES AFFECTED—69 Second Avenue, east side, from Eighth Street to Ninth Street, Block 1002, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Elliot J. Shapiro.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 25, 1959 on B. N. Applic. 3044-58, reads:

"1. Proposed Electrostatic Spray Booth is not in compliance with the Board of Standards and Appeals rules for spraying under Cal. No. 353-30-SR."

and

WHEREAS, the applicant states that the building is 200 feet by 173.9 feet irregular in area, 2 stories, 28 feet high, of class 3 construction, located in unrestricted use, A area, class 1 height district, built prior to 1913, now used and occupied since 1952: 1st floor—factory and storage, 50 persons; 2nd floor—factory, office and storage, 50 persons, contrary to Certificate of Occupancy No. 132397 against Alt. Applic. 3345-51; that the proposed use and occupancy will be: 1st floor—factory and storage, 50 persons; 2nd floor—factory, office, storage and manufacturing and finishing of component metal parts, 50 persons; and

WHEREAS, the applicant states that the electrostatic paint spraying equipment installed at subject premises is a "GUN" type system manufactured by the "Ionic Electrostatic Corporation" and consist of the following major components;

(1) Power pack, spray gun, air and paint controls.

(2) Spray booth, air moving equipment and conveyor.

that equipment of this type is in common use in modern factories throughout the country, including New York State and is generally similar to electrostatic spray equipment installations, approved by the Board;

that the spray booth and its auxiliary equipment is installed on the 1st floor of the 2 story section of the building, and is ventilated by a non ferrous exhaust fan capable of exhausting at least 7700 CFM; that the portion of the spray booth exhaust duct that passes through the 2nd floor will be protected with a one hour enclosure satisfactory to the Borough Superintendent; that a ½ inch wet automatic spray sprinkler will be installed in the spray booth and the electrostatic spraying equipment will be interlocked with the exhaust fan so that no spraying can be done, unless the exhaust fan is operating; that the required ventilation is 300 CFM; that the system has a fan capacity of 7700 CFM; that the fans are so arranged that they operate for 3 minutes after the spraying stops; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on B. N. Applic. 3044-58, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 409-59-A

APPLICANT—28 West 74th Street Realty Corporation, owner; New York Nursing Home, lessee.

SUBJECT—Application June 23, 1959—Appeal from an order of the Fire Commissioner re sprinkler system.

PREMISES AFFECTED—28-30 West 74th Street, south side, 400 feet east of Columbus Avenue, Block 1126, Lot 49, Borough of Manhattan.



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## APPEARANCES—

For Applicant: M. A. Tatton.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the order of the Fire Commissioner, dated June 1, 1959 on Order No. 2667-9, reads:

"1. Provide automatic wet sprinklers systems in both stair halls.

2. Provide automatic wet sprinkler system in mattress room in cellar.

NOTE:—Plans to be filed with and approved by the Department of Buildings before work on such system is commenced. C19-161.0 Adm. Code."

and

WHEREAS, the applicant states that the building is 25 feet by 92 feet in area, 5 stories, 55 feet high, of fireproof construction, located in residence use, B area, class 1½ height district, built in 1910, now used and occupied since 1953: Cellar—boiler room, kitchen, dining room, storage and mortuary; 1st floor—nursing home and offices, 17 persons; 2nd floor—nursing home, 30 persons; 3rd floor—nursing home, 28 persons; 4th floor—nursing home, 19 persons; 5th floor—nursing home, 23 persons; (kindly note above figures are present number of patients in nursing home; that there is also nursing staff, etc., present in building); substantially in accordance with Certificate of Occupancy 41266 and 49897, issued June 31, 1953 against Alt. Applic. 1838-52 and Alt. Applic. 13-57; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the premises consisted of two buildings, both of these buildings are listed in the records of the Department of Buildings as class 1 fireproof buildings; that they are joined together at each floor from the basement to the 5th floor; that at each juncture there is a self-closing fireproof door separating the two buildings; that at no time up to the date of issuance of the order appealed from herein was there a requirement that the stair-halls of these buildings be sprinklered; that there is an approved interior fire alarm system in both of these buildings; that there is an approved Detex Watch Clock System in both buildings; that in addition, monthly fire alarm drills are conducted; that the staircases in question are constructed either of marble or stone; that each staircase leads from the roof of the building to the basement thereof; that there are exits at the 1st floor (ground level) of both buildings, as well as additional exits at the front and rear in the basement of both buildings, making a total of 6 exits, exclusive of 2 on the roofs of these buildings; that the room referred to as the "mattress room" in item No. 2 of the order of the Fire Department is no longer used for that purpose and the mattresses have been placed on the beds; that the requirement for sprinkler system was not made during the alteration under Alt. Applic. 13-57; that certificate of occupancy was issued on December 12, 1958; that a license was issued by the Department of Hospitals on April 14, 1959 for a Nursing Home; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved* that the decision of the Fire Commissioner, acting on Order No. 2667-9, Objections No. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 686-59-A

APPLICANT—De Rose and Cavalieri for Amerigo Coppola, owner.

SUBJECT—Application October 26, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—3587-3589 East Tremont Ave-

nue, and 2905 Sullivan Place, northeast corner, Block 5427, Lot 90, Borough of The Bronx.

## APPEARANCES—

For Applicant: George J. Cavalieri.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated, October 6, 1959 On Alt Applic. 790-59, reads:

"1—Extension of commercial use in a frame structure is contrary to Sect. 4.2.1 & 4.1.3 of the B.C."

and

WHEREAS, the applicant states that the building is 46 feet by 89.94 feet irregular in area, 2 stories, 22 feet high, of class 4 construction, located in retail use, D area, class 1 height district, built in 1924, now used and occupied: cellar—boiler, storage and dressing room; 1st floor—restaurant, 211 persons; 2nd floor—dwelling; and

WHEREAS, the applicant states that it is proposed to change the 2nd story of a frame structure from dwelling use to restaurant, dining room and catering use; that it is proposed to erect a new rear extension of class 3 construction at 2nd floor, remove all partitions throughout 2nd floor, and provide new stairs and toilet accommodations; that the present restaurant has been operated by the owner of the premises since 1938, who has been the owner of the property since 1936; that the bulk of the present frame envelope will not be increased, and the proposed new extension will be of class 3 construction; that the building is situated on a corner plot and does not abut any adjoining buildings; that the area of the frame structure does not exceed 3000 square feet; that the restaurant establishment cannot be expanded laterally, as the properties on all sides are improved; that the exterior walls of present building are stuccoed over metal lath; that interior walls and ceilings of 2nd story will be plastered over gypsum lath; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 790-59, Objection Number 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 746-59-A

APPLICANT—Robert J. Crinnion for Neimall Realty Corporation, owner.

SUBJECT—Application November 17, 1959—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34.6(A) of the Multiple Dwelling Law re—minimum Dimensions of Yard or courts.

PREMISES AFFECTED—2557 Colden Avenue, west side, 300.15 feet south of Allerton Avenue, Block 4446, Lot 52, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 on Alt. Applic. 497-58, reads:

"A-9—Proposed new apt. in cellar does not comply with Sec. 34 and subd 6.

NOTE—(All rooms of proposed apt. must open on a thirty foot open space)."

and

WHEREAS, the applicant states that the building is 25



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feet by 74 feet in area, 2 stories, 23.5 feet high, of class 3 construction, located in residence use, D area, class 1 height district, built in 1940, now used and occupied: Cellar—one family and storage; 1st and 2nd floors—2 families each floor; and

WHEREAS, the applicant states that the premises under appeal was erected as one of a row of several dwellings all similar in design; that application number was N.B. 574-39; that Certificate of Occupancy 1370 was issued on April 16, 1940; that this certificate of occupancy calls for, boiler room and storage accessory to Multiple Dwelling in cellar; two families on 1st floor; two families on 2nd floor; that prior to the existing owner taking title to the premises in November of 1955, a 3 room apartment was created in the cellar rear; that the subject building is 74 feet in depth with a rear yard 26 feet in depth; that the building to all sides have yards of similar depth thereby providing effective open space greater than that intended; that the apartment and building will be made to comply in all other respects with the Multiple Dwelling Law and rules of the Department; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated November 6, 1959, acting on Alt. Applic. 497-58 Objection Number A-9 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building shall conform with drawings filed with this appeal dated, November 17, 1959, 6 sheets and May 3, 1960, 2 sheets; and that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy shall be obtained.

## 799-59-A

APPLICANT—Charles M. Spindler for The Mount Calvary United American Freewill Baptist Church, owner.

SUBJECT—Application December 3, 1959—Appeal from a decision of the Borough Superintendent—frame construction, public use, (Church).

PREMISES AFFECTED—124 Patchen Avenue, southwest corner of Madison Street, Block 1647, Lot 43, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 on Alt. Applic. 3286-59, reads:

"1) Proposed church on 1st floor and board room used in conjunction with church is contrary to 4.2.1. as same is of class 4 structure."

and

WHEREAS, the applicant states that the building is 21 feet 5 inches by 76 feet  $\frac{3}{4}$  inch in area, 3 stories, 30 feet high, of class 4 construction, located in residence use, C area, class 1 height district, built in 1916, now used and occupied since 1950: cellar—boiler room; 1st floor—church, 180 persons; 2nd floor — board room used in conjunction with church and 1 family; 3rd floor—1 family; and

WHEREAS, the applicant states that the church is located on the 1st floor of this wood frame building; that all walls and ceilings are plastered over wood lath; that the 1st floor exits are remote, consisting of a 2 foot 8 inch door leading to Madison Street and two 2 foot 4 inch doors to Patchen Avenue; that the 2nd floor rear is occupied in conjunction with the church for its kitchen, dressing rooms and board room; that the maximum occupancy of this area is 12 persons; that the exits consist of one 2 foot 6 inch wood stair which leads directly to Madison Street; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 3286-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 875-59-A

APPLICANT—A Huntly Smith, for The Shetland Company, Incorporated, owner.

SUBJECT—Application December 22, 1959—Appeal from a decision of the Fire Commissioner—re Packaging, transportation, storage and sale of combustible mixture known as Shetland Rug Shampoo in 1 quart glass containers, containers not in conformity with Administrative Code requirements.

### APPEARANCES—

For Applicant: A Huntly Smith.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated November 24, 1959, reads:

"Section C19-62.O.b. of the Administrative Code of the City of New York clearly limits Combustible Mixtures to containers not exceeding 32-ounces each when packaged in glass, we have no alternative but to deny your application for our approval of Shetland Dry Rug Shampoo in glass jars of one-half gallon and one-gallon capacities."

and

WHEREAS, the applicant states that he proposes to market and ship his product known as "SHETLAND DRY RUG SHAMPOO" in  $\frac{1}{2}$  and 1 gallon glass jars; that Shetland Drug Rug Shampoo, Formula No. 5000-1A, consists of 50% No. 2 Hardwood Sawdust and 50% Mineral Spirits; that the "tag-open-cup flash point" of the solvents used in Shetland Drug Rug Shampoo is not under 120°F; that the product is used as a cleaning medium for wool and wool-blend rugs and carpets; that glass containers give the product a longer shelf life; that 150 cases of the product (each case containing 6— $\frac{1}{2}$  gallon jars) and 150 cases (each case containing 4—1 gallon jars) will be stored in New York City in one warehouse; that the shipping containers are made in two sizes of 200 lbs. test corrugated cardboard cases with corrugated partitions; that six  $\frac{1}{2}$  gallon jars are packed in a case measuring 10 by 15 by 8 $\frac{1}{2}$  inches, weighing 25 lbs. and four—1 gallon jars are packed in a case measuring 7 $\frac{1}{4}$  by 16 by 12 $\frac{1}{2}$  inches weighing 30 $\frac{1}{2}$  lbs; and

WHEREAS, the appeal has been discussed by the Board and the samples submitted to the Board have been examined.

Resolved, that the decision of the Fire Commissioner dated November 24, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the containers shall conform in every respect to those described in the appeal and in accordance with samples submitted to the Board; and that all laws, rules and regulations applicable shall be complied with.

## 920-59-A

APPLICANT—Samuel Rosenblum, for 247 W. 38th Street, Incorporated, owner.

SUBJECT—Application December 29, 1959—Appeal from a decision of the Fire Commissioner re—elevator kept in readiness etc.

PREMISES AFFECTED—247-55 West 38th Street, north side, 457 feet 2 $\frac{2}{3}$  inches west of Seventh Avenue, Block 788, Lot 19, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Appeal granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated December 18, 1959, reads:

"With reference to your letter of December 16, 1959, stating that the owner of the above premises has entered into an agreement with the Quick Response Service, Inc., 855 Sixth Avenue, New York City, you are hereby notified that the agreement must be affirmed by the Board of Standards and Appeals, 80 Lafayette Street, New York, 13, N. Y."

and

WHEREAS, the applicant states that the building is 85 feet 6 inches by 98 feet 9 inches in area, 17 stories, 184 feet 4 inches high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1923, now used and occupied: cellar—storage of goods, 15 persons; 1st floor—stores, sale of piece goods, 70 persons; 2nd to 17th floors—offices, showrooms, manufacturing of coats and suits, 35 persons each floor; and

WHEREAS, the applicant states that the building is equipped with a sprinkler and standpipe system with central station connection; that there is a stair and a fire tower each 3 feet 8 inches wide; that there are no fire escapes; that the building is serviced by Automatic Fire Alarm Company; that the owner has signed an agreement with the Quick Response Service, Inc., and will use the facilities maintained by this Company as outlined in the General Resolution 630-56-GR.

*Resolved*, that the decision of the Fire Commissioner, dated December 18, 1959, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the applicant shall comply with Cal. No. 630-56-GR; and that all laws, rules and regulations applicable shall be complied with.

## 899-59-A

APPLICANT—Joseph A. Marck for Michael J. Costa and Carmine Vitale, owners.

SUBJECT—Application December 30, 1959—filed pursuant to Section 310 of the Multiple Dwelling Law for Variation Section 56, subdivision 5 and Section 171, sub-division 2b and Section 173 subdivision 2 of the Multiple Dwelling Law—re egress, 3rd floor living quarters.

PREMISES AFFECTED—23-57 122nd Street, northeast corner of 25th Avenue, Block 4226, Lot 1, College Point, Borough of Queens.

## APPEARANCES—

For Applicant: Lewis Rauch.

ACTION OF BOARD—Appeal withdrawn by applicant, the Board having ruled that they have no jurisdiction.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 640-59-A

APPLICANT—Samuel Garnett, for 306 East 61st Street Corporation, owner.

SUBJECT—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—306-316 East 61st Street, south side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 P.M. for continued hearing; applicant to submit revised plans and statement from Building Department.

## 756-20-BZ—Vol. III

APPLICANT—Frederick A. Ketcher for Loretta M. Ryan, James J. and Arthur C. Bergen, owners; S. M. Rose Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent,; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in a business use district, the maintenance of the existing legal uses of storage garage on first floor, and non-storage garage in the cellar and on the second floor for more than 5 cars, motor vehicle repair shop stores; and for the additional uses of automobile showroom in the southerly store on the first floor; and additional garage storage area for more than 5 cars on the second floor, in that portion presently occupied as a bowling alley.

PREMISES AFFECTED—4741-4751 Park Avenue, 2494-2500 Webster Avenue, northwest corner and east side of Webster Avenue, 49 feet north of East 189th Street, Block 3033, Lot 4, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 804/58)

## 67-33-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 28, 1960—re application, decision of the Borough Superintendent; previously granted on condition under Sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the extension of use of an existing gasoline service station, lubritorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd Street and 3900-3910 Baychester Avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on May 22, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on April 28, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 13, 1933, as



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*amended* through April 28, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 762/55)

## 67-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Salvatore Puma, owner.

SUBJECT—Application for consideration—reopening as Vol. IV subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7e, 7f, 7h and 7i of the Zoning Resolution, permitting in a business and residence use district, the extension of use of an existing gasoline service station, lubricatorium, minor auto repairs, office, parking and storage of motor vehicles, storage and car washing.

PREMISES AFFECTED—1225 East 233rd Street and 3900-3910 Baychetser Avenue, northeast corner, Block 4955, Lots 1 and 5, Borough of The Bronx.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. IV subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 149-56-BZ

APPLICANT—Leonard F. Rothkrug for Gair Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 7, 1960—re Application, decision of Borough Superintendent; previously granted on condition, under section 19A(j) of the Zoning Resolution, permitting in an unrestricted use district, a voluntary loading berth in conjunction with existing manufacturing and warehouse uses less than 25 feet from the intersection.

PREMISES AFFECTED—110 Water Street, southwest corner of Washington Street, Block 37, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 4, 1956 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 7, 1959; and

WHEREAS, the applicant requested a further extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 4, 1956, as *amended* on April 7, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (amendment to NB. App. 1965/55)

## 298-57-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Morris Cohen, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the change in occupancy of the present building from furniture showroom to super-market.

PREMISES AFFECTED—307-311 East 115th Street, north side, 100 feet east of 2nd Avenue, Block 1687, Lot 5, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred M. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on July 8, 1958 on certain conditions; and

WHEREAS, the applicant requested further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 29, 1957, as *amended* through July 8, 1958, by adding thereto:

"that an illuminated non-flashing sign, 4 feet high by 36 feet wide, may be permitted on the front of the building, as shown on revised drawing marked 'Received February 15, 1960', one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (ES 366/60)

## 777-58-BZ

APPLICANT—Charles M. Spindler for Louis C. Duro, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 28, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i, 7e and 21 of the Zoning Resolution, permitting in a retail and residence use D and E-1 area district, the erection and maintenance of a gasoline service station, lubrication, non-automatic car wash, office, sale of accessories, minor repairs with hand tools only, safety inspection station and parking and storage of motor vehicles, all for a temporary term of 15 years, the proposed building encroaches on the required rear yard.

PREMISES AFFECTED—180-06 to 180-14 (180-10 official) Linden Boulevard, south side, 125.42 feet west of Montauk Street, Block 12406, Lots 320 and 321, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Charles M. Spindler.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 28, 1959 on certain conditions; and

WHEREAS, the resolution was amended on December 22, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 28, 1959, as *amended* on December 22, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning



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Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 3984/58)

## 244-59-BZ

APPLICANT—Goldwater & Flynn for New York Womens League for Animals, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, permitting in a manufacturing use district, the installation and operation of a pathological destructor for the incineration of dead animals and refuse.

PREMISES AFFECTED—Franklin D. Roosevelt Drive, west side from East 61st to East 62nd Streets, 511-519 East 61st Street and 510-520 East 62nd Street, Block 1474, Lot 40, Borough of Manhattan.

### APPEARANCES—

For Applicant: Louis R. Colman.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on November 17, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 17, 1959, by adding thereto:

"that the building may be constructed substantially as shown on revised drawings marked 'Received April 19, 1960,' 10 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 17/59)

## 83-44-BZ

APPLICANT—Anna Paul for Willy and Anna Paul, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 15, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to beauty parlor and one family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th Street, west side, 140 feet south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Anna Paul.

ACTION OF BOARD—Application reopened and set for hearing on June 7, 1960, at 10 A.M., to consider extension of term of variance (five years) requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 186-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 29, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

intendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-38 to 66-52 Traffic Street and 64-44 Palmetto Street, southwest corner, Block 3617, Lot 28, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Victor E. Block.

ACTION OF BOARD—Application reopened and set for hearing on June 7, 1960, at 10 A.M., to consider extension of term of variance requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 187-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired November 29, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7f of the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-02 to 66-14 Traffic Street and 64-20 Gates Avenue, southwest corner, Block 3616, Lot 15, Ridgewood, Borough of Queens.

### APPEARANCES—

For Applicant: Victor E. Block.

ACTION OF BOARD—Application reopened and set for hearing on June 7, 1960, at 10 A.M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 292-57-BZ

APPLICANT—Herman Kron for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired February 17, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under sections 7c, 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: Herman Kron.

ACTION OF BOARD—Application reopened and set for hearing on June 7, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which expired by limitation requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1



# MINUTES

## 602-57-BZ—Vol. II

APPLICANT—Robert Gottlieb for Rose Gscheidle, owner.  
SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of motor vehicles.

PREMISES AFFECTED—2300 Story Avenue, southeast corner of Havemeyer Avenue, Block 3698, Lots 3 and 6, Borough of The Bronx.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 249-59-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Angelo Avellone, owner; A & B Liquor Store, lessee.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under section 7e of the Zoning Resolution, permitting in a residence use district, the erection of two retail stores with accessory patron parking and with dwellings on the second stories, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—95-02 to 95-04 35th Avenue, southwest corner of 95th Street, Block 1469, Lot 1, Jackson Heights, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, applicant to file any necessary appeal under the Multiple Dwelling Law.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 688-59-BZ

APPLICANT—Albert Melniker for Fred Winrock, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot and ingress and egress for patron parking for retail building and adjacent Lot No. 4.

PREMISES AFFECTED—45 and 65 Raymond Avenue, east side, 372.83 feet north of Victory Boulevard, Block 371, Lot 78, Castleton Corners, Borough of Richmond.

### APPEARANCES—

For Applicant: Albert Melniker.

ACTION OF BOARD—Request to reopen as Vol. II, subject to the regular procedure denied.

### THE VOTE—

Affirmative: ..... 0  
Negative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Absent: Chairman Foley ..... 1

## 712-55-BZ

APPLICANT—Larry Meltzer for 1765 Bushwick Avenue Corp., owner.

SUBJECT—Application reopened February 17, 1952 as Vol. II subject to regular procedure—re application decision of the Borough Superintendent previously granted on condition, under Sections 7i and 21 of the Zoning

Resolution to permit in a business use district, the maintenance of a motor vehicle repair shop, auto body and fender repairs and auto paint shop.

PREMISES AFFECTED—1761-1765 Bushwick Avenue, north side, 60 feet 6¾ inches east of Fanchon Place and 19 Fanchon Place, Block 3483, Lot 6, Borough of Brooklyn.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 809-56-BZ

APPLICANT—Larry Meltzer for Grace Bagnato, owner; Marathon Motors, Inc., lessee.

SUBJECT—Application reopened February 25, 1958—decision of the Borough Superintendent under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of a business sign on the wall of a building and within 200 feet of an arterial highway.

PREMISES AFFECTED—313 63rd Street, north side, 100 feet east of 3rd Avenue, Block 5799, Lot 65, Borough of Brooklyn.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## 295-58-BZ

APPLICANT—John F. Fitzsimons for M. & F. Rubish Removal Corp.; Martin Masci, Anthony Masci and Velen-tine Perna, owners.

SUBJECT—Application May 13, 1958—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing one story building and to extend the present use of garage, store, dwelling and parking to garage, office, gasoline storage tanks, dispensing pumps, maintenance and repair of owners trucks and parking in the open area.

PREMISES AFFECTED—106-48 156th Street, west side, 50 feet north of 107th Avenue, Block 10123, Lot 23, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

Adjourned: 4:05 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

### \*CORRECTION

That portion of the minutes of the meeting of the Board of Standards and Appeals held on April 5, 1960 as they appeared in Bulletin No. 15, Vol. 45 hereby corrected to read as follows:

## 423-59-BZ

APPLICANT—Hirsch and Wexner for Leonard Jackerson, owner; Benjamin Haskell, lessee.

SUBJECT—Application June 26, 1959—decision of the



# CORRECTION

Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the extension of an existing parking lot.

PREMISES AFFECTED—2360 Valentine Avenue, east side, 62.93 feet south of East 184th Street and west side of Tiebout Avenue, 23.25 feet south of East 184th Street, Block 3146, Lots 49, 51, 52 and part of Lots 35 and 50, Borough of The Bronx.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution for a term of *ten (10) years*, to permit in a residence use district, the extension of an existing parking lot as shown on drawings filed with this application marked "Received January 7, 1960", 2 sheets, and "March 24, 1960", two amended sheets; *on condition* that the surface of the parking lot shall be level approximately to the level of Lot 50, except for the area shown as an existing outcropping of rock; that lot surface shall be treated with crushed stone or steam cinders and a binder; that there shall be a 5 foot 6 inch high woven wire fence of the chain link type erected along all interior lot lines; that a new five foot retaining wall with a six foot high chain link fence mounted thereon along the building line of Tiebout Avenue, with new concrete stairs not exceeding three feet in width, with a three foot gate in this fence shall be erected to permit pedestrian access and egress; that all vehicles shall enter and leave the lot through Valentine Avenue, where there shall be a 5 foot 6 inch high woven wire fence with gates at the location shown on the drawing, opposite the existing curb cut in front of lot 35; that the only permitted signs shall be those required by the Department of Licenses; that the cars parked on the premises shall be limited to passenger type cars; that no commercial vehicles of any type shall be stored on the lot; that the plot shall be drained so as not to shed water on any of the surrounding properties, and to the satisfaction of the Borough Superintendent; that in all other respects the premises shall comply with all laws, rules and regulations applicable; that all permits shall be obtained, all work completed and a certificate of occupancy obtained with the provisions of Section 22A of the Zoning Resolution.

\* Correction—In the Resolved portion the words for a term of five (5) years corrected to read for a term of *ten (10) years*, as indicated in italics above.

## \*CORRECTION

That portion of the minutes of the Board of Standards

and Appeals held January 13, 1959 as they appeared in Bulletin No. 3, Vol. 44, hereby corrected to read as follows:

## 33-58-A

APPLICANT—Metropolitan Tobacco Co., Inc., lessee; Anthony Ferrante Building Corp., owner.

SUBJECT—Application January 31, 1958—Appeal from an order of the Fire Commissioner, re storage of matches.

PREMISES AFFECTED—736 Parkside Avenue, south side, 306 feet, 6 inches east of Nostrand Avenue, Block 4828, Lot 22, Borough of Brooklyn.

WHEREAS, the applicant states that 200 cases of matches and 100 dozen cans of lighter fluid are kept on the premises; that it is proposed to keep the matches on wooden pallets near the *southeast* corner of the building, each case has 2500 books of 20 matches each; that the lighter fluid will be moved to a separate room, located at the *southwest* corner of the building, this room is built of 4 inch cinder block, 1½ hour fireproof door; that this room will be vented through the roof; that the lighter fluid is in 4 ounce cans approved by the New York Fire Department; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the application should be granted on condition.

*Resolved*, that the decision of the Fire Commissioner dated December 31, 1957, acting on Order No. 7978-7 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the fuel used to fill cigar and cigarette lighters be stored in small cans in a fireproof vault constructed in the *southwest* corner of the building, as shown on plans filed with this appeal marked "Received November 28, 1958," two sheets; that this vault have fire-proof self-closing doors; that the electric lighting system, including switches, outlets, etc., be made explosion-proof in the vault; that the fire alarm wires on the inside of the outer wall of the building where this fireproof vault exists shall be protected by incombustible boards and the existing combustible masonite boards, shall be removed; that such portable fire-fighting appliances shall be maintained as the Fire Commissioner shall direct; that in all other respects the building and occupancy shall comply with all laws, rules and regulations applicable thereto.

\* Correction: In the first whereas shown above, on line four(4) the word *southwest* corrected to read *southeast* and in six (6) the word *southeast* corrected to read *southwest*. In the Resolved portion, line six (6) the word *southeast* corrected to read *southwest*. All as shown in italics above.

# NOTICE

## WARNING

Notice is hereby given to all appellants and applicants, and to all lawyers, architects and engineers representing owners or lessees in proceedings before the Board—

*First*, That if they do not appear in person or by representative at the hearing of their case, dismissal for lack of prosecution is likely to result.

*Second*, That due and ample notice of the date set for hearing is provided in the publication of this BULLETIN of the calendars of the Board, each case being set down by Calendar Number and the premises under the date of the hearing.

*Third*, That no plea of ignorance of the date of the hearing can be entertained in view of this publication and of the posting of the calendars on the bulletin board in the offices of the Board.

*Fourth*, That no one is entitled to written notice of the date for the hearing in his case, and that the plea of failure to receive such notice is no excuse for neglect to appear.

*Fifth*, That the business of the Board is to dispose of all cases promptly; therefore, no appeal or application will be held in abeyance by reason of failure of the appellant or applicant to file necessary data, or by any other method of delay.

*Sixth*, That no appeal or application will be accepted for filing unless, at the time of filing, all papers, plans and data required by law are supplied, as specified on the blank appeal or application forms.

Applicants, under the Zoning Resolution, are entitled to one copy of Form 7NO.

If they desire additional copies, for their own convenience in notifying property owners, they may obtain such copies at the office of the Board of Standards and Appeals, 80 Lafayette Street, 9th Floor, Manhattan, at five cents each—add postage payment if the forms are forwarded by mail. Purchase payment by postage stamps **NOT ACCEPTABLE**.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....  
Name of concern.....  
Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....

#### STREET ALARM BOX RUNNER

.....

#### FIRE BRIGADE

.....

.....

#### EXIT GUARDS

Exit.....

" .....

" .....

" .....

" .....

#### Squad Monitors

Squad No. 1.....

" " 2.....

" " 3.....

" " 4.....

" " 5.....

" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.

EXIT GUARDS shall remain at their stations until all



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## RULES

of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.



## BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS

JUN - 9 1960

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No. 21

## DIRECTORY

## BOARD OF STANDARDS AND APPEALS

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Notice Appeals as to Multiple Dwellings.

## NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

## PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

## HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases Filed up to May 17, 1960*

*Cal. No. Dept. Premises Affected*

**355-60-BZ**—B.R.—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza, and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond, Alt. 553-59, re—proposed addition to an existing structure of store, office, truck loading space, customer automobile parking for more than 5 motor vehicles, residence use district.

**356-60-A**—B.R.—135 New Dorp Lane, north side, 93.26 feet east of New Dorp Plaza and 12 Jacques Avenue, Block 3637, Lot 38, New Dorp, Borough of Richmond, Alt. 553-59, re—vehicular openings in bed of mapped street.

**357-60-BZ**—B.Q.—11-20 30th Road, south side, 100.95 feet east of Vernon Boulevard, Block 505, Lots 21, 22, 24, 25 and 26, Long Island City, Borough of Queens, Alt. 490-60, re—non-accessory parking of more than 5 motor vehicles, residence use district.

**358-60-SM**—Eon Loop Fabric, a cotton/viscose boucle fabric to be used for draperies and carpeting, manufactured by Quincy Dye Works, Material.

**359-60-BZ**—B.B.—9301-9311 Ditmas Avenue, and 751-759 East 93rd Street, northeast corner, Block 8111, Lot 9, Borough of Brooklyn, Alt. 1099-60, re—proposed extension exceeds area, D-1 area, residence use district.

**360-60-BZ**—B.Q.—35-57 91st Street, east side, 100 feet north of Roosevelt Avenue, Block 1479, Lot 49, Jackson Heights, Borough of Queens, Alt. 170-60, re—proposed office use, and business sign, residence use district.

**361-60-A**—B.M.—261 West 71st Street, north side, 190 feet east of West End Avenue, Block 1163, Lot 108, Borough of Manhattan, Alt. 1815-59, re—review of decision of Borough Superintendent, proposed change in use from dwelling to school.

**362-60-BZ**—B.Q.—97-11 to 97-15A Queens Boulevard, and 97-01 64th Avenue, northwest corner, Block 2090, Lot 64, Rego Park, Borough of Queens, Alt. 647-60, re—proposed extension exceeds the permissible coverage, C-D-1 area, business and residence use districts.

**363-60-BZ**—B.Bx.—615 Soundview Avenue, west side, 125 feet north of Randall Avenue, Block 3558, Lot 76, Borough of The Bronx, Alt. 28-60, re—proposed extension of existing building to a coverage in excess of 55% of lot, D-area, retail use district.

**364-60-A**—B.B.—1102-1114 Kings Highway, and 2059 Coney Island Avenue, southeast corner, Block 6794, Lot 78, Borough of Brooklyn, Alt. 3716-60, re—egress.

**365-60-BZ**—B.R.—670 Forest Avenue and 510 Bement Avenue, southwest corner, Block 300, Lot 110, West New Brighton, Borough of Richmond, Alt. 113-60, re—parking lot for customer's automobiles in connection with existing restaurant and proposed bank, residence use district.

**366-60-A**—B.M.—350 West 4th Street, west side, from Horatio Street to Gansevoort Street, Block 627, Lot 43, Borough of Manhattan, F.D. Decision 4-11-60, re—smoking permit.

**367-60-BZ**—B.M.—238 East 75th Street, south side, 150 feet west of 2nd Avenue, Block 1429, Lot 31, Borough of Manhattan, Alt. 583-60, re—business use in residence use district.

**368-60-BZ**—B.B.—601-623 Banner Avenue and 2751-2761 East 6th Street, northeast corner, and northwest corner of Hubbard Street, 2752-2762 Hubbard Street, Block 7242, Lot 131, Borough of Brooklyn, Alt. 878-60, re—change in occupancy from public garage and stores to bowling alleys, snack bar and restaurant and bar, accessory parking for more than 5 motor vehicles within the building, residence use district.

**369-60-BZ**—B.Q.—74-39 Jamaica Avenue, northeast corner Dexter Court, Block 8835, Lot 1, Woodhaven, Borough of Queens, N.B. 4574-59, re—parking, extension into residence portion of lot, retail and residence use districts.

**370-60-BZ**—B.M.—359-361 West 50th Street, north side, 125 feet east of 9th Avenue, Block 1041, Lots 7 and 7½, Borough of Manhattan, Alt. 564-60, re—parking for more than 5 motor vehicles, residence use district.

**371-60-BZ**—B.Q.—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens, N.B. 155-60, re—supermarket, stores, bowling alley and open parking, partly residence and partly local retail use districts.

**372-60-SM**—Wej-it, expansion bolt, manufactured by Kirel, Inc., Material.

**373-60-SM**—Advance, set-back scaffold, manufactured by Beaver-Advance Corp., Material.

**374-60-BZ**—B.M.—539-553 West Broadway, east side, from West 3rd Street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1, Borough of Manhattan, Alt. 593-60, re—garage for transient parking in a multiple dwelling, residence use district.

**375-60-A**—B.M.—539-553 West Broadway, east side, from West 3rd Street to Bleecker Street, and 225-239 Mercer Street, Block 533, Lot 1, Borough of Manhattan, Alt. 593-60, re—transient parking in sub-cellar and cellar, multiple dwelling.

**376-60-SA**—Sand Gas Fired Water Heater, manufactured by the Sands Manufacturing Co., Appliance.

**377-60-A**—B.Bx.—1829 Haight Avenue, west side, 365 feet south of Rhinelander Avenue, Block 4130, Lot 21, Borough of The Bronx, Alt. 183-60, re—cellar apartments, multiple dwelling.

**378-60-BZ**—B.Bx.—676-684 Castle Hill Avenue and 2200-2208 Seward Avenue, southeast corner, Block 3575, Lots 32 and 33, Borough of The Bronx, N.B. 493-60, re—proposed gasoline service station, including lubritorium, minor auto



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repairs, car wash, storage of motor vehicles, etc., residence use district.

**379-60-BZ**—B.Bx.—1735 Seward Avenue, northwest corner Rosedale Avenue, Block 3594, Lots 1, 10 and 60, Borough of The Bronx, N.B. 369-60, re—Supermarket with accessory parking, residence use district.

## Restored to Docket

**356-59-BZ**—B.B.—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn, Alt. 1537-59, reopened for consideration as to amendment of resolution, re—one-story extension to a building used as a commissary for a catering establishment, etc.—retail and residence use, C area district.

**540-57-BZ**—B.B.—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn, Alt. 1863-57, reopened for consideration as to extension of term of variance, re—parking lot—residence use district.

**206-53-BZ**—Vol. II—B.Bx.—2872 Morris Park Avenue, southwest corner of Pilgrim Avenue and intersection of Mayflower Avenue, Block 4192, Lot 23, Borough of The Bronx, Alt. 247-60, re—enlargement of an existing school—residence use, 1 times, E district.

**732-57-BZ**—B.Q.—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens, Amendment to N.B. 2850-57, reopened for consideration as to extension of time to complete, re—gasoline service station, lubritorium, minor repairs with hand tools only, parking of motor vehicles awaiting service, etc.—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                                                                                              | Last Publication               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                                                                                             | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 24, 1960—Vol. 45, No. 12  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
|                                                                                                                                                              | Apr. 13, 1937—Vol. 22, No. 15  |

|                                                                                                |                                |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—                                            | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JUNE 1, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning*, June 1, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 742-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices.

### 141-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

### 225-36-BZ—Vol. III

**APPLICANT**—Lamb and Lamb for North American Holding Corporation, owner.

**SUBJECT**—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence and business use district



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proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

**PREMISES AFFECTED**—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from May 17, 1960, to June 1, 1960, for hearing at request of applicant's representative.

## 1089-24-BZ—Vol. II

**APPLICANT**—Julius Bleich for Reliable Operating Corporation, owner; Mauricos Company, Incorporated, lessee.

**SUBJECT**—Application reopened October 7, 1958 as Vol. 11—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

**PREMISES AFFECTED**—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## 731-59-BZ

**APPLICANT**—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

**SUBJECT**—Application November 9, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and restricted retail use district, the change in use of part of the front area of the cellar of a Class A multiple dwelling from a superintendent's apartment to an office.

**PREMISES AFFECTED**—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 732-59-A

**APPLICANT**—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

**SUBJECT**—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

**PREMISES AFFECTED**—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 360-47-BZ—Vol. II

**APPLICANT**—J. G. L. Molloy for Jennie Pecora, owner.

**SUBJECT**—Application March 25, 1957, decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## 20-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Highway Mansion Incorporated, owner; Lillian Fruit Corporation, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a patron and employee parking lot (no fee to be charged) in conjunction with adjoining supermarket, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—1601 East 16th Street, southeast corner, Avenue P, Block 6779, Lot 1, Borough of Brooklyn.

## 241-60-BZ

**APPLICANT**—Samuel Paul and Seymour Jarmul for Board of Education, owner.

**SUBJECT**—Application March 31, 1960—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in a D-1 and G-1 area and class ½ height district, the erection of a two story extension to the existing three story public school building with less than the required setback in a G-1 area district and in excess of the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—6302-6324 Avenue U, and 2117 East 63rd Street, southeast corner, Block 8470, Lots 240 and 247, Borough of Brooklyn. (Public School #236).

## 283-53-BZ—Vol. II

**APPLICANT**—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

**PREMISES AFFECTED**—59-02 to 59-12 37th Avenue, southwest corner, from 59th to 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

## 852-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under section 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—466-474 St. Nicholas Avenue, and 317-319 West 133rd Street, northeast corner, Block 1959, Lot 1 Borough of Manhattan.

## 662-59-BZ

**APPLICANT**—Jerome W. Perlstein for Leo Boryk, owner.

**SUBJECT**—Application October 14, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling encroaching on the required rear yard.

**PREMISES AFFECTED**—219-10 Stewart Road, southside, 70 feet east of 219th Street, Block 7794, Lot 461, Queens Village, Borough of Queens.

## 865-59-BZ

**APPLICANT**—Dominick Salvati and Son for Philip Pincus, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

**PREMISES AFFECTED**—268-03 Union Turnpike, north-



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east corner, of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

## 90-60-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Fairmount Theatre Corporation, owner; Joseph Rosenblum, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the alteration and change in occupancy of the theatre portion of the building to a retail super market on the first floor and bowling alleys on the two upper stories.

PREMISES AFFECTED—57 East Burnside Avenue, northeast corner of Walton Avenue, Block 3178, Lot 1, Borough of The Bronx.

## 802-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

## 803-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—Filed pursuant to section 35 of the General City Law—re premises partly in bed of mapped Street—proposed widening of Broadway.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

## 746-49-BZ—Vol. II

APPLICANT—H. M. Cole for Koch Auto Service Company, Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the continuance of an existing motor vehicle repair shop and garage for more than five (5) cars previously granted by the Board for a term of two years, the term of variance expired on November 8, 1953.

PREMISES AFFECTED—4423-4429 Broadway, westside, 158 feet, 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

PREMISES AFFECTED—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

PREMISES AFFECTED—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices.

## 139-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 743-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.



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**PREMISES AFFECTED**—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices to affected owners.

## 142-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 866-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for First Leasing Corporation, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

**PREMISES AFFECTED**—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

Laid over from April 19, 1960, to May 17, 1960, for continued hearing; then to June 1, 1960, for inspection and for continuing hearing.

## 889-52-BZ

**APPLICANT**—A. L. Andujar for Texaco Inc., owner.

**SUBJECT**—Application reopened May 3, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district, the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry to gasoline service station, lubritorium, auto laundry (non-automatic), motor vehicle repairs and office; and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

**PREMISES AFFECTED**—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

## 725-48-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Double "K" Realty Corp., owner.

**SUBJECT**—Application reopened May 3, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, an additional curb cut to part of existing parking and storage of motor vehicles, and permitting new owner to continue use of Lot 26 as a parking lot for motor vehicles.

**PREMISES AFFECTED**—411 West 25th Street, north side, 150 feet west of 9th Avenue, Block 723, Lot 26, Borough of Manhattan.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 452-56-BZ—Vol. II

**APPLICANT**—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

**SUBJECT**—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a

local retail and residence use district, the extension of the use of the present parking lot to include the sale and display of new and used cars to expire with the present variance.

**PREMISES AFFECTED**—1172 Castle Hill Avenue, east side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to June 1, 1960, for inspection and decision; applicant to file layout plan and amend application.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision; then to June 1, 1960, for decision at the request of applicant; applicant to obtain new decision from Borough Superintendent.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 813-59-BZ

**APPLICANT**—James E. Vassalotti for Klondike Associates Incorporated, and Bernard Seltzer, owners.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.

**PREMISES AFFECTED**—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue, and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.



# CALENDAR

## 907-59-BZ

APPLICANT—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

PREMISES AFFECTED—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for revised drawings including perspective showing the design of the exterior of proposed building in conformance with architecture of adjacent residences; antennae poles in a flag pole design and complete landscaping, and for inspection and decision.

## 633-59-BZ

APPLICANT—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.

PREMISES AFFECTED—212-01 Hillside Avenue, and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 464-59-BZ

APPLICANT—A. H. Salkowitz for Jack Badash, owner.

SUBJECT—Application July 13, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—65-24 174th Street, westside, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 841-59-BZ

APPLICANT—Lama Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office, and extend the use to include gasoline service station lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 851-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room and sales room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1, and 64, Borough of Manhattan.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 172-60-BZ

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to file additional drawings.

## 173-60-A

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—Appeal from a decision of the Borough Superintendent re—stairs, stairways, enclosures of stairways.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

## 710-58-BZ—Vol. II

APPLICANT—Zeigler, Gill and Clabby for F. X. R. Incorporated, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, west side, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to submit additional drawings.

## 903-59-BZ

APPLICANT—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

Hearing closed—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to file amended drawings.

## 842-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign, parking and storage of motor vehicles.

PREMISES AFFECTED—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner, 399



# CALENDAR

West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 50-60-BZ

**APPLICANT**—J. G. L. Molloy for Simon Gluckman, Joseph Timan and Estate of Harry Klein (Phoebe C. Klein, Executrix), owners.

**SUBJECT**—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing six story multiple dwelling for offices.

**PREMISES AFFECTED**—106-110 Christopher Street, south side, 192.6 feet west of Bleeker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision.

## 66-60-BZ

**APPLICANT**—Victor E. Block for Bennett Ave. Parking Corporation, owner.

**SUBJECT**—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to submit amended drawings.

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.

**SUBJECT**—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 17, 1960, for inspection and decision; then to June 1, 1960, for decision; no appearance for applicant—to be notified.

## 38-60-BZ

**APPLICANT**—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

**PREMISES AFFECTED**—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

**Hearing closed**—Laid over from April 19, 1960, to May 17, 1960, for continued hearing after applicant and objectants have conferred; then to June 1, 1960, for inspection and decision; applicant to submit new drawing.

## 736-59-BZ

**APPLICANT**—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

**SUBJECT**—Application November 12, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the

erection of a two-story masonry building with less than the required side and rear yards.

**PREMISES AFFECTED**—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

**Hearing closed**—Laid over from April 26, 1960, to May 17, 1960, for continued hearing; applicant to submit new drawing; then to June 1, 1960, for inspection and decision.

## 267-59-BZ

**APPLICANT**—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Incorporated, lessee.

**SUBJECT**—Application April 28, 1959—decision of the Borough Superintendent, under section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

**PREMISES AFFECTED**—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 3, 1960, to May 17, 1960, for hearing at the request of objectors; then to June 1, 1960, for inspection and decision.

## 763-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application November 23, 1959—decision of the Borough Superintendent, under sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubricatorium and car wash and include the uses of motor vehicle repairs, utility room, salesroom, and parking and storage of motor vehicles with curb cuts, show window and signs within 75 feet of a residence use district.

**PREMISES AFFECTED**—1750 to 1770, (1764 Official), University Avenue, and 1713 to 1723 Macombs Road, southeast corner, Block 2876, Lot 122, Borough of The Bronx.

**Hearing closed**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; applicant to file amended plans.

## 265-28-BZ—Vol. IV

**APPLICANT**—Robert J. Crinnion for J. Rezak and M. Lipsky, owners; Associated Bowling Centers, lessee.

**SUBJECT**—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage building to a bowling center extending into the residence use portion of the plot.

**PREMISES AFFECTED**—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

**Hearing closed**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 540-53-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for Marbridge Realty Company, owner; L. I. Tinsmith Supply Corporation, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use, on the first floor, the second floor for offices with customers and employees parking on the open area.

**PREMISES AFFECTED**—87-11 111th Street, eastside,



# CALENDAR

99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; applicant to amend area diagram.

## 783-59-BZ

**APPLICANT**—Redleaf & Ain for Herman Dombeck and Sylvia Dombeck, owners.

**SUBJECT**—Application November 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an additional floor on an existing one story and attic one family dwelling with less than the required fifteen (15) foot setback from the street line.

**PREMISES AFFECTED**—81-03 261st Street, southeast corner of 81st Avenue, Block 8736, Lot 34, Floral Park, Borough of Queens.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 687-59-BZ

**APPLICANT**—Morris Kweller for Jawer Realty Corporation, owner.

**SUBJECT**—Application October 27, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area.

**PREMISES AFFECTED**—127-19 101st Avenue, northwest corner of 129th Street, Block 9472, Lot 21, Richmond Hill, Borough of Queens.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 486-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

**SUBJECT**—Application July 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.

**PREMISES AFFECTED**—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 101-59-BZ

**APPLICANT**—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee.

**SUBJECT**—Application February 18, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—168-178 Third Avenue, west side, 20 feet, north of East 16th Street, and 145-147 East 16th Street, Block 872, Lots 33, 34, 37-41, Borough of Manhattan.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 604-28-BZ—Vol. IV

**APPLICANT**—Andrew Di Camillo for Anna Pilliteri, owner.

**SUBJECT**—Application reopened February 2, 1960 as Volume IV—decision of the Borough Superintendent, under sections 7c, 7f and 7i of the Zoning Resolution, to permit in a business use district the reconstruction of a present gasoline service station and auto laundry, with a new structure for auto laundry, gas station simonizing, motor

vehicle repairs, office, parking and storage of more than five (5) motor vehicles on vacant portion of land.

**PREMISES AFFECTED**—5001-5027 Kings Highway, 1527-1547 Utica Avenue, northeast corner, and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 867-59-BZ

**APPLICANT**—James J. Lyons Jr. and John J. Lynch, for Estate of Lazar Olive, Florence Olive, executrix, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, salesroom and office, minor auto repairs, state inspection service and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 829-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under sections 7a, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and lubricatorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

**PREMISES AFFECTED**—1231-1239 (1233 official) Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 830-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—Filed pursuant to section 35 of the General City Law—re premises partly located in the bed of mapped street—proposed widening of Parkinson Avenue.

**PREMISES AFFECTED**—1231-1239 (1233 Official), Hylan Boulevard, and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## 16-60-BZ

**APPLICANT**—Maxfield Blaufeux for Joseph Angelone, owner.

**SUBJECT**—Application January 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking (no fees to be charged) in the residence use area.

**PREMISES AFFECTED**—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57, and 121, Corona, Borough of Queens.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 39-60-BZ

**APPLICANT**—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960, decision of the Borough Superintendent, under section 7e of the Zoning



# CALENDAR

Resolution, to permit in a retail use district, the change in use of the cellar and first floor of an existing building from restaurant to funeral parlor and provide caretakers' dwelling on the second floor with parking of patron's cars on the unbuilt upon portion of the lot.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 40-60-A

**APPLICANT**—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

**SUBJECT**—Application January 5, 1960—Appeal from a decision of the Borough Superintendent, re—frame building, extension without fire walls, exit stairway.

**PREMISES AFFECTED**—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

## 187-36-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a retail and business use district at an existing gasoline service station, the erection of a one story rear extension for use as utility room the rearrangement of interior partitions, provide a porcelain enamel facade, install additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting more than 18 inches beyond the building line.

**PREMISES AFFECTED**—1192-1196 Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 89-60-BZ

**APPLICANT**—Joseph Schafran for Central Leasing Corporation, owner.

**SUBJECT**—Application February 9, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a business and residence use district in an existing one story and mezzanine building presently occupied as a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

**PREMISES AFFECTED**—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160, and 161, Borough of Manhattan.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision.

## 870-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.

**PREMISES AFFECTED**—942 Kings Highway south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; applicant to file new plans.

## 871-59-A

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—Appeal from a decision of the Borough Superintendent re—live load, stairs and mezzanine.

**PREMISES AFFECTED**—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of east 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

JUNE 1, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon, June 1, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 66-16-A—Vol. II

**APPLICANT**—J. M. Berlinger for Trustees under the will of Moses Levy.

**SUBJECT**—Application reopened May 5, 1959 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape as second means of egress.

**PREMISES AFFECTED**—230 and 232 Canal Street, southwest corner of Baxter Street, Block 198, Lots 27 and 29, Borough of Manhattan.

## 170-44-A—Vol. II

**APPLICANT**—Sidney H. Kitzler for Mae Haussman, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Egress.

**PREMISES AFFECTED**—1805 Church Avenue, northside, 25 feet 6 inches east of East 18th Street, 63 East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

## 32-48-A—Vol. III

**APPLICANT**—Arthur A. Schiller for Board of Higher Education, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

**PREMISES AFFECTED**—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

## 161-59-A—Vol. II

**APPLICANT**—Sidney Daub for Six Ninety-Two Broadway Corporation, owner.

**SUBJECT**—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re egress, fire escape as legal exit.

**PREMISES AFFECTED**—692-694 Broadway and 2-20 East 4th Street southeast corner, and 386 Lafayette Street, Block 531, Lot 6, Borough of Manhattan.

## 775-59-A

**APPLICANT**—Henry Hartmann for Walter Jankowski, owner.

**SUBJECT**—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re frame dwelling.

**PREMISES AFFECTED**—5957 56th Avenue, north side, 50 feet west of 60th Street, Block 2688, Lots 55 and 41, Maspeth, Borough of Queens.

## 776-59-A

**APPLICANT**—Henry Hartmann for Guiseppe Restani, owner.

**SUBJECT**—Application November 25, 1959—Appeal from a decision of the Borough Superintendent—re frame dwelling.

**PREMISES AFFECTED**—57-36 58th Place, west side, 100 feet north of 57th Drive, Block 2673, Lot 73, Maspeth, Borough of Queens.



# CALENDAR

## 159-60-A

APPLICANT—Murray L. White for Janent Holding Corporation, owner.

SUBJECT—Application March 4, 1960—Appeal from a decision of the Borough Superintendent re Hopper Doors—one-hour fire rating.

PREMISES AFFECTED—84-20 51st Avenue, southwest corner of Reeder Street, Block 1548, Lot 6, Elmhurst, Borough of Queens.

## 238-60-A

APPLICANT—Murray L. White for D.L.A. Building Company, Incorporated, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—51-25 Van Kleeck Street, east side, 198.95 feet south of Codwise Place, Block 2474, Lot 15, Elmhurst, Borough of Queens.

## 239-60-A

APPLICANT—Murray L. White for Van Horn Realty Corporation, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—86-04 Grand Avenue, southeast corner of Van Horn Street, Block 2864, Lot 17, Elmhurst, Borough of Queens.

MAX H. FOLEY, *Chairman.*

JUNE 7, 1960, 10. A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 822-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

Laid over for inspection and decision; date to be set; hearing closed; then set for June 7, 1960.

## 823-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—filed pursuant to Section 35 of the General City Law portion of premises located in the bed of mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

## 124-59-BZ

APPLICANT—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car

washing, (non-automatic), lubritorium, storage and sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

PREMISES AFFECTED—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

Laid over from March 15, 1960, date to be set, for inspection and decision; hearing closed; then set for June 7, 1960.

## 832-59-BZ

APPLICANT—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

SUBJECT—Application December 9, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs, and parking for a stated term of fifteen (15) years.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

Laid over from April 19, 1960, for inspection and decision; date to be set; applicant to file new drawings; hearing closed; then set for June 7, 1960.

## 819-59-BZ

APPLICANT—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

PREMISES AFFECTED—2566 Boston Road, and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39, and 41, Borough of The Bronx.

Laid over from May 17, 1960, to June 7, 1960, for continued hearing and for inspection; applicant to file new plans and new decision of Borough Superintendent.

MAX H. FOLEY, *Chairman.*

JUNE 7, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 7, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 181-51-SA

APPLICANT—Reliable Products Mfg. Company, Inc., owner—oil preheater with anti-contaminating control.

## 75-57-SM

APPLICANT—Van-Packer Co. Div. of Flintkote Company, Inc., owner—precast stack.

## 1035-57-SA

APPLICANT—Mammoth Furnace Company, owner—gas-fired heating equipment.

## 165-58-SA

APPLICANT—Continental Vending Machine Company, Div. of Continental Industries, Inc., owner—carbonated drink vending machine.

## 334-58-SA

APPLICANT—Continental Industries, Inc., owner—carbonated drink vending machine.



# CALENDAR

## 499-58-SM

APPLICANT—Natco Corporation, owner—clay brick for spandrel wall construction.

## 532-58-SM

APPLICANT—Universal Atlas Cement Div., United States Steel Corp., owner—portland slag cement.

## 533-58-SM

APPLICANT—Universal Atlas Cement Div., United States Steel Corp., owner—portland slag cement.

## 322-59-SM

APPLICANT—Alabama Pipe Company, owner—cast iron soil pipe.

## 446-59-SA

APPLICANT—William M. Wilson's Sons Inc., owner—gasoline dispensing unit.

## 570-59-SM

APPLICANT—Peter Campbell Brown for Builders Research & Chemical Co., owner—fire retardant paint.

## 660-59-SM

APPLICANT—Caloric Appliance Corporation, owner—incombustible exterior panel.

## 670-59-SA

APPLICANT—Sperti Faraday Inc., owner—interior fire alarm system.

## 712-59-SM

APPLICANT—Edwin F. Guth Company, owner—plastic light diffuser.

## 874-59-SA

APPLICANT—Ruud Mfg. Company, owner—gas-fired water heater.

## 57-60-SM

APPLICANT—Seelye Stevenson Value & Knecht for Granco Steel Products Co., owner 4 hour fire resistive construction.

## 286-60-SM

APPLICANT—U. S. Gypsum Company, owner—1 hour fire partition.

## 301-60-SM

APPLICANT—U. S. Gypsum Company, owner—1 hour fire partition.

MAX H. FOLEY, *Chairman.*

JUNE 14, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 14, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubricatorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

## 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

## 854-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr. for Nathan Greenbaum, owner.

SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Manor Avenue, east side, 100 feet south of East 174th Street, Block 3866, Lots 34 and 36, Borough of the Bronx.

## 901-59-BZ

APPLICANT—Henry Nordheim for Jack DeLisi, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1330 University Avenue, east side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of The Bronx.

## 56-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Carini, owner.

SUBJECT—Application January 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of non-transient storage and parking of fuel oil truck and service cars for a temporary term of ten (10) years in conjunction with a storage garage.

PREMISES AFFECTED—346-360 East 29th Street, west side, 230 feet north of Avenue D, Block 5194, Lot 25, Borough of Brooklyn.

## 908-59-BZ

APPLICANT—Casale and Nowell for Caral Real Estate Company Incorporated, owner; Paul Bianchini, lessee.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the basement apartment of an existing multiple dwelling from living quarters to an art gallery and living quarters.

PREMISES AFFECTED—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan.

## 902-59-BZ

APPLICANT—Henry Nordheim for Jack DeLisi, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lots 120 and 122, Borough of The Bronx.

## 879-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.



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**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, store and office and extend such uses to include minor auto repairs, sales and utility rooms and parking and storage of motor vehicles within the business use portion and extending into the residence use portion of the plot.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## 880-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—filed pursuant to Section 35 of the General City Law re—premises partly located in the bed of mapped street—proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## 212-35-BZ—Vol. IV

**APPLICANT**—Frederick A. Ketcher for Maria De Palma, owner; Rayco Seat Covers Incorporated, lessee.

**SUBJECT**—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7c, 7i, 7h of the Zoning Resolution, to permit in a business and residence use district, the construction of a one story extension to the present building and extend the present uses of sales, display, storage and installation of auto seat covers, minor motor vehicle repairs limited to muffler replacement services with use of acetylene torch and parking of more than five (5) motor vehicles for patrons, to include the storage and installation of tires, batteries and shock replacement service.

**PREMISES AFFECTED**—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

## 900-59-BZ

**APPLICANT**—McInerney and Mulvaney for Samuel R. Saunders, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

**PREMISES AFFECTED**—217 Reid Avenue, and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

## 868-59-BZ

**APPLICANT**—James J. Lyons, Jr., and John J. Lynch for Karsov Realty Corporation, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station including gasoline and oil selling, car wash, lubrication, salesroom, minor repairs, parking of more than five motor vehicles and New York State Inspection service.

**PREMISES AFFECTED**—495 East 180th Street and 2101-2109 (2107 official) Bathgate Avenue, northwest corner, Block 3047, Lots 21, 22 and 25, Borough of The Bronx.

## 243-60-BZ

**APPLICANT**—Larry Meltzer for Congregation Bnai Israel of Midwood Inc., owner.

**SUBJECT**—Application March 31, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the

erection of a one and three story fireproof building, which structure as proposed occupies more than the permitted area, such structure to be occupied for synagogue purposes.

**PREMISES AFFECTED**—4915-4923 Avenue J and 1796-1808 Utica Avenue, northwest corner, Block 7775, Lot 1, Borough of Brooklyn.

## 78-60-BZ

**APPLICANT**—Irving P. Marks for Morris and Lena Metz, owner.

**SUBJECT**—Application February 3, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail, local retail and residence use district, the change in use of an existing public garage to bowling, recreation center, bar, restaurant and office.

**PREMISES AFFECTED**—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn.

## 1037-23-BZ—Vol. II

**APPLICANT**—The Austin Company for The Macmillan Company, owner.

**SUBJECT**—Application reopened November 4, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the upper part of an existing building, the fourth to eighth floors, inclusive from storage and packing to offices, extending into the residence use district, the lower floors to remain offices.

**PREMISES AFFECTED**—60 to 62 Fifth Avenue northwest corner of 12th Street, Block 576, Lot 46, Borough of Manhattan.

## 503-59-BZ

**APPLICANT**—E. Richard Crino for Max and Elizabeth Langner, owner.

**SUBJECT**—Application July 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the present one family dwelling to remain without the required rear yard and side yards.

**PREMISES AFFECTED**—2546 Hering Avenue, east side, 300 feet south of Allerton Avenue, Block 4458, Lot 25, Borough of The Bronx.

## 95-50-BZ—Vol. II

**APPLICANT**—Jacobs Jancourtz for Lester Christianson, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story building for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four (4) cars awaiting service, the remainder of the plot to retain the present use of parking lot and the sale of used cars.

**PREMISES AFFECTED**—2179-2181 Amsterdam Avenue northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

## 322-60-BZ

**APPLICANT**—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street Corporation, owners.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, "D" area, a class ¾ height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

**PREMISES AFFECTED**—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

## 329-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph



# CALENDAR

Slifka, and Robert Zeiller, Contract Purchaser.  
**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a residence use "B" area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.  
**PREMISES AFFECTED**—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

## 356-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Ned Kalesh, owner; Andrea Catering Corporation, lessee.  
**SUBJECT**—Application reopened May 17, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one-story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.  
**PREMISES AFFECTED**—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

## 540-57-BZ

**APPLICANT**—Edward K. Pincus for Sol Rosenbaum, Inc., owner.  
**SUBJECT**—Application reopened May 17, 1960 for consideration as to extension of term of variance, expired February 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.  
**PREMISES AFFECTED**—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

## 732-57-BZ

**APPLICANT**—Reginald S. Hardy for Miriam Mandel and Marion Kroll, owners.  
**SUBJECT**—Application reopened May 17, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

MAX H. FOLEY, *Chairman*.

JUNE 14, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 14, 1960*, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 849-59-A

**APPLICANT**—Hannibal F. Zumbo for Michael and William Turino, owner doing business as William Turino Company.

**SUBJECT**—Application December 14, 1959—Appeal from a decision of the Borough Superintendent—re egress and stairway.

**PREMISES AFFECTED**—130 Park Place, south side, 57 feet 2 inches west of Washington Street, Block 128, Lot 42, Borough of Manhattan.

## 71-60-A

**APPLICANT**—Samuel Rosenblum for 115 Wooster Street Corporation, owner.

**SUBJECT**—Application February 1, 1960—Appeal from a decision of the Borough Superintendent—re stairs and egress.

**PREMISES AFFECTED**—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11, and 20. Borough of Manhattan.

## 96-60-A

**APPLICANT**—Polarad Electronics Corporation for Albert W. Franklin, owner.

**SUBJECT**—Application February 8, 1960—Appeal from an order and a decision of the Fire Commissioner—re Fire exit lock.

**PREMISES AFFECTED**—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City, Borough of Queens.

## 102-60-A

**APPLICANT**—Hadyn H. Craigwell for Hylas Strangs, owner.

**SUBJECT**—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

**PREMISES AFFECTED**—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

## 132-60-A

**APPLICANT**—Joseph M. Lonergan for Heidelberg Realty Corporation, owner.

**SUBJECT**—Application February 18, 1960—Appeal from a decision of the Fire Commissioner re—elevator in readiness.

**PREMISES AFFECTED**—300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of Manhattan.

## 289-60-A

**APPLICANT**—Burke and Groh for William Uhl, adjoining property owner.

**OWNER OF PREMISES**—Bay Terrace Country Club, Incorporated.

**SUBJECT**—Application April 13, 1960—Review of decision of Borough Superintendent and revocation of permit NB 4219/59 re—parking facilities.

**PREMISES AFFECTED**—217-14 24th Avenue, southeast corner of Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens.

## 302-60-A

**APPLICANT**—Carl E. Schiffer for Fredric Burgert, owner.

**SUBJECT**—Application April 22, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 34 and 216 of the Multiple Dwelling Law re—superintendent's cellar apartment.

**PREMISES AFFECTED**—1868 White Plains Road, east side, 78.06 feet south of Rhineland Avenue, Block 4050, Lot 35, Borough of The Bronx.

MAX H. FOLEY, *Chairman*.



# MINUTES

## REGULAR MEETING

TUESDAY MORNING MAY 17, 1960, 10 A. M.

Present: Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 3, 1960 were approved as printed in the Bulletin of May 12, 1960, Vol. 45, No. 19.

### 265-28-BZ—Vol. IV

APPLICANT—Robert J. Crinnion for J. Rezak and M. Lipsky, owners; Associated Bowling Center, lessee.

SUBJECT—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage to a bowling center extending into the residence use portion of the plot.

PREMISES AFFECTED—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

#### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 604-28-BZ—Vol. IV

APPLICANT—Andrew Di Camillo for Anna Pilliteri, owner.

SUBJECT—Application reopened February 2, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7c, 7f and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of a present gasoline service station and auto laundry, with a new structure for auto laundry, gas station, simonizing, motor vehicle repairs, office and parking and storage of more than five (5) motor vehicles on vacant portion of land.

PREMISES AFFECTED—5001-5027 Kings Highway, 1527-1547 Utica Avenue, northeast corner and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Andrew Di Camillo.

For Opposition: Solomon J. Scheinberg and Marie De Vries.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 187-36-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and business use district, in an existing gasoline service station, the erection of a one story rear extension for use as utility room, the rearrangement of interior partitions, provide a porcelain enamel facade, install additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting more than 18 inches beyond the building line.

PREMISES AFFECTED—1192-1196 Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

### 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb for North American Holding Corporation, owner.

SUBJECT—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under Section 21 of the Zoning Resolution, to permit in a residence and business use district, proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

#### APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: Israel Hoffman, Harry Schechtman and Henry Senor.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for hearing at request of applicant's representative.

### 1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

#### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for decision; no appearance for applicant—to be notified; hearing previously closed.

### 540-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Marbridge Realty Company, owner; L. I. Tinsmith Supply Corporation, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c, 7h and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use on the first floor, the second floor for offices with customers and employees parking on the open area.

PREMISES AFFECTED—87-11 111th Street, east side, 99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

#### APPEARANCES—

For Applicant: Robert T. Groh and Harvey C. Lucks.

For Opposition: William J. Cedzich, Benjamin Wright, John T. Gillio, Lillian Boyle, Irene J. Ring, Vincent W. Guerriere, Frances Galvano, Mary Reidy, Nancy Maggio, Charlotte E. Smith, Anna Schellhorn, John J. Meagher, Albert C. Pitcher, Marion Taylor and others.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; applicant to amend area diagram; hearing closed.

### 1-58-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Isadore A. Raff and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.



# MINUTES

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyne Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A. M. at request of the applicant; to submit amended decision and revised drawing; hearing previously closed.

**101-59-BZ**

APPLICANT—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee. SUBJECT—Application February 18, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-178 Third Avenue, west side, 20 feet 0 inches north of East 16th Street, and 145-147 East 16th Street, Block 872, Lots 33, 34, 37 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: Harrison Frankel.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**267-59-BZ**

APPLICANT—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Incorporated, lessee.

SUBJECT—Application April 28, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

PREMISES AFFECTED—152-12 Northern Boulevard, south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Aaron Halpern and Irving Fertel.

For Opposition: Joseph J. Cullen and Salvatore Martines.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**486-59-BZ**

APPLICANT—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

SUBJECT—Application July 16, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons' cars in the open area and business sign.

PREMISES AFFECTED—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama, James R. Clavin and Thomas A. Clavin.

For Opposition: Gustave W. Kualden and Hildor K Sandvik.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**687-59-BZ**

APPLICANT—Morris Kweller for Jawer Realty Corporation, owner.

SUBJECT—Application October 27, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning

Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area.

PREMISES AFFECTED—127-19 101st Avenue, northwest corner of 129th Street, Block 9472, Lot 21, Richmond Hill, Borough of Queens.

APPEARANCES—

For Opposition: Morris Kweller, Ben Orland and Robert Gelfand.

For Opposition: Bernard T. Coughlin, Benn O. Lederer Sadie Davidson, Lucy Giordano, Mary Giordano, Lucy Gallo and Mary T. Coughlin.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**736-59-BZ**

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

APPEARANCES—

For Applicant: Cary H. Salminen.

For Opposition: Louis M. Nicotina, Mrs. R. Herbert, Mrs. George Gaubatz, John Meaney, Gordon B. Allen and Carl Glassberg.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

**763-59-BZ**

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 23, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium and car wash and include the uses of motor vehicle repairs, utility room, salesroom, and parking and storage of motor vehicles with curb cuts, show window and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1750 to 1770, (1764 official), University Avenue, and 1713 to 1723 Macombs Road, southeast corner, Block 2876, Lot 122, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; applicant to file amended drawings; hearing closed.

**783-59-BZ**

APPLICANT—Redleaf & Ain for Herman Dombeck and Sylvia Dombeck, owners.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an additional floor on an existing one story and attic one family dwelling, with less than the required fifteen (15) foot setback from the street line.

PREMISES AFFECTED—81-03 261st Street, southeast corner of 81st Avenue, Block 8736, Lot 34, Floral Park, Borough of Queens.

APPEARANCES—

For Applicant: Theodore Ain and Herman Dombeck.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.



# MINUTES

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 809-59-BZ

APPLICANT—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gambale and D'Agostino, lessee.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building, to a funeral parlor, for a term of fifteen (15) years.

PREMISES AFFECTED—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.

### APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A. M. at request of the applicant; to submit revised drawings; hearing previously closed.

## 819-59-BZ

APPLICANT—Leonard F. Rothkrug, for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

PREMISES AFFECTED—2566 Boston Road and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 440, Lots 16, 20, 22, 27, 39 and 41, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mary Ciofalo, Josephine Vuolo, Yolanda La Monica, Emil Koch and Ribello Ciofalo.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for continued hearing and for inspection and decision; applicant to file new drawings and new decision of Borough Superintendent.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs, hand tools only, lubritorium, non-automatic car washing, touch-up painting and spraying, sale and display of new and used cars with show window within 75 feet of the residence zone.

PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Jerome Weisberger.

ACTION OF BOARD—Laid over to May 24, 1960, at 10 A.M. for decision; applicant to file revised drawings showing connection with adjacent building; hearing previously closed.

## 829-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7f, 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station

and lubritorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign.

PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkingson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; hearing closed; applicant changed basis of appeal to Sections 7f, 7c and 7i of the Zoning Resolution.

## 830-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 of the General City Law—re premises partly located in the bed of mapped street—proposed widening of Parkinson Avenue.

PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkingson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision in conjunction with Cal. No. 829-59-BZ; hearing closed.

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area and with the elimination of the required garage space.

PREMISES AFFECTED—88 Washington Place and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elsa Steinert, Washington Square Association and William W. Brill, Greenwich Village Association.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and for continued hearing.

## 867-59-BZ

APPLICANT—James J. Lyons Jr. and John J. Lynch, for Estate of Lazar Olive, Florence Olive, executrix, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, salesroom, office, minor auto repairs, state inspection service and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of the Bronx.

### APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: Arnold A. Secunda, Joseph P. Noonan, Samuel Bodian, Carl Gehring, Josephine Celli, Mary Montuano, Zevarte Gostanian, George Robert Alexiades, Mary Griffin, Norman Jacobson, Harry A. Kornfeld, Robert Gurland, Theodora Alexiades, Louise Leon Markis and Nedwyn M. Latto.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; hearing closed.



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## 870-59-BZ

APPLICANT—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the extension of a retail dress store occupying more than the permitted area.

PREMISES AFFECTED—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Irving Jay Schwartz and William B. Schwartz.

For Opposition: Mrs. R. Rowe.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; applicant to file new drawings; hearing closed.

## 871-59-A

APPLICANT—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

SUBJECT—Application December 21, 1959—appeal from a decision of the Borough Superintendent re—live load, stairs and mezzanine.

PREMISES AFFECTED—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Irving Jay Schwartz and William B. Schwartz.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision in conjunction with Cal. No. 870-59-BZ; hearing closed.

## 16-60-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner.

SUBJECT—Application January 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking, no fees to be charged, in the residence use area.

PREMISES AFFECTED—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57 and 121, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 38-60-BZ

APPLICANT—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—3-6 Sheridan Square and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28 and 31, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum and H. I. Feldman.

For Opposition: Elsa Steinert, Lawrence R. Maxwell, Harold Edelman, Robert H. Jacobs Jr., and William W. Brill.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; applicant to submit new drawing; hearing closed.

## 39-60-BZ

APPLICANT—Burke, Green and Groh for Josephine C. Robb and Sophia D. Robb, owners.

SUBJECT—Application January 5, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar and first floor of an existing building, from restaurant, to funeral parlor, and provide caretaker's dwelling on the second floor with parking of patron's cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh and Edward Coppola.

For Opposition: None.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 40-60-A

APPLICANT—Burke, Green & Groh for Josephine C. Robb and Sophie D. Robb, owners.

SUBJECT—Application January 5, 1960—appeal from a decision of the Borough Superintendent re—frame building, extension without fire walls, exit stairway.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh and Edward Coppola.

ACTION OF BOARD—Laid over to June 1, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 39-60-BZ; hearing closed.

## 89-60-BZ

APPLICANT—Joseph Schafran for Central Leasing Corporation, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story and mezzanine building presently occupied as a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

PREMISES AFFECTED—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160 and 161, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: Jules L. Wacht, Stanley Israel and Joseph C. Cohen.

ACTION OF BOARD—Laid over to June 1, 1960 at 10 A. M. for inspection and decision; hearing closed.

## 43-34-BZ

APPLICANT—Hurley, Kearney and Lane for Francesca Frasca, owner.

SUBJECT—Application reopened March 29, 1960 for consideration as to extension of term of variance, expired December 1, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—6522-6524 13th Avenue, northwest corner of 66th Street, Block 5753, Lot 46, Borough of Brooklyn.

### APPEARANCES—

For Applicant: John E. Murphy.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.



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## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, on July 20, 1938 as thereafter amended through December 1, 1953, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 1, 1958; and

WHEREAS, this application was reopened on March 29, 1960 and set for hearing on May 3, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1959 acting on Alt. Applic. No. 966-32, reads:

"1. Proposed gasoline station, five (5) cars—non-storage garage in a Local Retail district is contrary to Article II, PP. 4C of the Zoning Resolution.

2. In a transition from non-residential to residential use, business entrance or exit within 75' from residence district is contrary to Article II, PP. 7-A of the Zoning Resolution.

Note—premises were subject of a Bd. of Standards and Appeals variance under Cal. No. 43-34-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1938, as amended through December 1, 1953 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained *on condition* that there shall be no gasoline pump inside the building nor any open pit within the building; and that in all other respects the work shall comply with that shown on drawings filed with this application dated May 2, 1960, two sheets."

## 599-54-BZ

APPLICANT—Burke and Groh for Carl and John Mangels, owners.

SUBJECT—Application reopened April 19, 1960 for consideration as to extension of term of variance, expired March 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7h and 7A of the Zoning Resolution, permitting in a residence and retail use district, the erection and maintenance of seven 1-car garages, and permitting the parking and storage of patrons' and employees' cars, no fee to be charged, on unbuilt upon portion of plot, with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—255-13 Northern Boulevard, north side, 55.05 feet west of Glenwood Street, Block 8139, Lot 41, Little Neck, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, on March 22, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this ap-

plication and extension of the term of variance, which had expired by time limitation March 22, 1960; and

WHEREAS, this application was reopened on April 19, 1960 and set for hearing on May 17, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1960 acting on N.B. Applic. No. 1255-54, reads:

"1. Proposed extension of Certificate of Occupancy for "Parking & Storage for more than five (5) motor vehicles (patrons & employees cars) no fee to be charged" is contrary to the variance granted by the Board of Standards and Appeals under Cal. #599-54-BZ. Cert. of Occupancy expired Mar. 22, 1960."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 22, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 639-54-BZ

APPLICANT—Frank J. Ross for Oslo Realty Corp., owner.

SUBJECT—Application reopened April 19, 1960 for consideration as to extension of term of variance, expires May 24, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a business use district, the conversion of existing tenant's garage in cellar of multiple dwelling, to non-tenant transient garage, for the storage of more than five motor vehicles.

PREMISES AFFECTED—70 East 162nd Street and 920-926 River Avenue, southeast corner, Block 2484, Lot 15, Borough of The Bronx.

## APPEARANCES—

For Applicant: Benjamin Cohen.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, on May 24, 1955, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation May 24, 1960; and

WHEREAS, this application was reopened on April 19, 1960 and set for hearing on May 17, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960 acting on Alt. Applic. No. 580-54, reads:

"A1. Conversion of the 32 car garage, to a transient use in the cellar of the 6 story cellar & Sub cellar 67 family Class 'A' hereafter erected non fireproof multiple dwelling located in a business use, 1¼ height, 'B' area zoning district is contrary to Sec. 60 subdiv. 1(b) of the Multiple Dwelling Law and Article II Sec. 4 subdiv. 15 of the Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does



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hereby *amend* the resolution adopted on May 24, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit .....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 181-59-BZ

APPLICANT—Samuel J. Buchbinder, owner.

SUBJECT—Application March 19, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the continuance of a wholesale and retail wet wash laundry.

PREMISES AFFECTED—388-392 East 198th Street, southside, 75.18 feet east of Decatur Avenue, Block 3278, Lots 77 and 78, Borough of The Bronx.

APPEARANCES—

For Applicant: Lawrence H. King.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 23, 1959, acting on Alt. Applic. No. 793-58, reads:

"1. Steam or wet wash laundry in a business use district is contrary to Art. II Sect. 4 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years, to permit in a business use district, the continuance of a wholesale and retail wet wash laundry all as shown on drawings filed herewith dated March 19, 1959, 3 sheets and March 17, 1960, 3 sheets, *on condition* that signs on the building shall be limited to those permitted in a business use district; that in all other respects the building shall comply with all laws, rules and regulations applicable thereto; that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 756-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr., for Samuel Edelman, owner.

SUBJECT—Application November 19, 1959—decision of the Borough Superintendent, under Sections 21, 7A(d) and 19A(j) of the Zoning Resolution, to permit in a local retail use, D area district, the erection of a one-story building consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area.

PREMISES AFFECTED—559 to 563 West 235th Street and 3509 to 3523 Johnson Avenue, northwest corner, Block 3409, Lot 509, Borough of The Bronx.

APPEARANCES—

For Applicant: James J. Lyons, Jr.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1959, acting on N.B. Applic. No. 1433-59, reads:

"1. Proposed coverage is excessive and therefore contrary to Art. IV Sec. 14 of the Zoning Resolution.

2. Proposed show windows on Johnson Ave. within 75' from residence use district is contrary to Art. II Sec. 7A of the Zoning Resolution.

3. Off street loading berths required as per Art. IV Sec. 19A of the Zoning Res."

and

WHEREAS, the premises and surrounding area where inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Sections 21, 7A(d) and 19A(j) of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions A(d) and 19A(j) to permit in a local retail use, D area district, the erection of a one story building consisting of stores occupying more than the permitted area coverage, with show windows within 75 feet of a residence use district, and without the required loading and unloading area, all as shown on drawings filed herewith dated November 19, 1959, 5 sheets, *on condition* that the work shall be performed in accordance with such drawings; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained under the provisions of Section 22A of the Zoning Resolution.

## 769-59-BZ

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building, by converting the first floor, from office and fitting room, to store, and the third floor from residence to manufacturing and storage.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet east of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Garnett.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker... 4

Negative ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the



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Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 16, 1959 acting on Alt. Applic. No. 1398-59, reads:

"2. Proposed change in use of 3rd floor from residence to storage & mfg. and addition of store use on 1st floor is contrary to Sec. 3 of Z.R. since building is located in a residence district."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the change in use of the first and third floors of an existing factory and residence building, by converting the first floor, from office and fitting room, to store, and the third floor, from residence to manufacturing of artificial limbs and orthopedic equipment and storage, *on condition* that all work shall be done as shown on drawings filed herewith dated November 24, 1959, 1 sheet and March 25, 1960, 13 sheets; that the present projecting sign shall be removed from the building and no projecting signs erected; that working hours shall be limited to 8:30 a.m. to 5:30 p.m.; that the use and occupancy shall comply in all other respects with all laws, rules and regulations applicable other than as modified by the Board this day under Cal. No. 770-59-A; that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 770-59-A

APPLICANT—Samuel Garnett for Michael J. Winterkorn, owner.

SUBJECT—Application November 24, 1959—appeal from a decision of the Borough Superintendent, re—egress.

PREMISES AFFECTED—315 East 83rd Street, north side, 250 feet east of 2nd Avenue, Block 1546, Lot 11, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1959 on Alt. Applic. 1398-59, reads:

"3—F. E. not acceptable as second means of egress under Sec. 270 L. L. for new factory bldg."

and

WHEREAS, the applicant states that the building is 25 feet by 102.2 feet in area, 3 stories, 37 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1886, now used and occupied since 1952 as follows: cellar—heating, storage and repairing of artificial limbs, 2 persons; 1st floor—office and fitting room, 12 persons; 2nd floor—manufacturing and offices, 3 persons; 3rd floor—dwelling, 1 family; substantially in accordance with Certificate of Occupancy #39493 issued February 14, 1952 against Alt. Applic. 160-51; that the proposed use will be: cellar—heating, storage and manufacturing artificial limbs, 5 persons; 1st floor—office, store and fitting room, 15 persons; 2nd and 3rd floors—manufacturing and storage, 5 persons each floor; and

WHEREAS, the applicant states that the owner's business of manufacturing and dispensing artificial limbs has in-

creased considerably and he must now employ more than 5 workers to supply the demand for such appliances; that to legalize this operation he is requesting permission to use a labor law fire escape as a secondary means of egress; that it would be a grave hardship, not only for the owner, but also for his clients if he could not establish factory use for the premises; that the manufacturing process is one of individual handicraft for each appliance; that fittings and changes are frequent for each client and must be done during the course of manufacture; that the whole process is closely allied to medical needs and the present proximity of his plant to the hospitals which refer their patients to the applicant and is necessary both for the business and the welfare of his clients; that the manufacturing occupancy will be very low; that the exits now consist of an interior 3 foot 8 inch wide wood stair with fire retarded enclosure and fireproof self-closing stairs; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1398/59, Objection No. 3, and that the appeal be and it hereby is *granted on condition* that a new Labor Law fire escape shall be erected, as shown on drawings filed herewith dated March 10, 1960, 13 sheets; that any other work shown on these drawings or on drawings in companion case, Cal. No. 769-59-BZ, shall be done in compliance with same; that in all other respects all laws, rules and regulations applicable shall be complied with and new certificate of occupancy shall be obtained.

## 796-59-BZ

APPLICANT—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7a, 7e, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—119 Bruckner Boulevard and 111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; applicant deleted Section 7c and added Section 7f to the sections under which he is filing; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959, acting on N.B. Applic. No. 1514-59, reads:

"1. Proposed demolition, reconstruction, extension of plot & extension of use of an existing gasoline service station & office to gasoline service station, lubritorium, minor auto repairs, car washing, store, utility room, parking & storage of motor vehicles on a plot located in a business use district is contrary to Sec. 4 of the Zoning Resolution.

2. Proposed sign on post standard extending 4'-0"



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beyond the street building line in a business use district is contrary to Art. II Sec. 4(a) Sub. Sec. 49 of the Zoning Resolution.

3. Proposed show windows, signs and curb cuts within 75'-0" of a residence use district are contrary to Art. II Sec. 7A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, e, i and 7A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, e, i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase in area of the station and to extend the uses to include lubricatorium, minor auto repairs, car washing, store, utility room, sign with show window, and signs and curb cuts within 75 feet of a residence use district, for a permanent grant under Section 7a for Lot 11, and for a term of twenty years under Section 7f for Lot 9, *on condition* that all work shall be done in accordance with drawings dated December 3, 1959, 5 sheets; and *on the further condition* that the metal garage now existing on Lot 9 shall be demolished and removed; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 808-59-BZ

APPLICANT—Robert J. Crinnion for G. Bambino and E. and J. Ferrari, owners; Wayfarer Drive-In, lessee.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in-diner.

PREMISES AFFECTED—4001-4009 Baychester Avenue and 1959 Strang Avenue, northwest corner, Block 4981, Lot 94, Borough of the Bronx.

APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 3, 1960 for inspection and decision; hearing closed; then laid over to May 17, 1960 for decision; applicant to submit new, more detailed drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 acting on Alt. Applic. No. 211-59, reads:

"1. Proposed extension of an existing Drive-in Restaurant in a Residence Use District is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district

regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing drive-in diner *on condition* that all work shall comply with drawings filed herewith dated May 13, 1960, 7 sheets; that the proposed ground sign shown on these drawings and marked "Sign B" with the word "diner" on the sign shall be omitted; that all existing ground signs shall be omitted; that the premises in all other respects shall comply with all laws, rules and regulations applicable; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 816-59-BZ

APPLICANT—Henry Nordheim for Joma Manufacturing Company, Incorporated, owner.

SUBJECT—Application November 24, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot and nearby plot, no fees to be charged.

PREMISES AFFECTED—2346-50 Bruckner Boulevard, south side, 190.86 feet west of Zerega Avenue, Block 3700, Lots 31, 32, 33 and 34, Borough of The Bronx.

APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1959, acting on Alt. Applic. No. 1011-59, reads:

"1. Proposed parking and storage of motor vehicles in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h to permit, for a term of ten years, in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of employees of the Joma Manufacturing Company on the adjacent plot, no fees to be charged, *on condition* that all work shall be done as shown on drawings filed herewith dated November 24, 1959, 3 sheets; and *on the further condition* that any retaining wall required along the south and west lot lines of these premises shall be constructed at the sole expense of this owner; that the property shall be graded and drained to the satisfaction of the Borough Superintendent and surfaced with steam cinders rolled to the proper grade and with a binder applied; that the premises shall be enclosed with a five foot, six inch high chain link wire fence with gates as shown on the drawings above cited; that bumpers shall be provided around all lot



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lines and the street building line to prevent damage to the adjacent walls or fences of other premises; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 825-59-BZ

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Steinfrank Realty Corporation, owner; Plywood and Door Northern Corporation, lessee.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products, previously granted by the Board, to storage of lumber and wood products.

PREMISES AFFECTED—2856 Webster Avenue, east side, 199.4 feet south of Bedford Park Boulevard, Block 3273, Lot 118, Borough of the Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.. 4

Negative ..... 0

Absent: Chairman Foley..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 20, 1959, acting on Alt. Applic. No. 970-59, reads:

"1. Proposed use of storage of lumber in a building partly in a business use district & partly in a residence use district is contrary to Art. II Sect. 3 of the Z. R. and Bd. of S. & A. Cal. #448-23-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the change in occupancy of an existing building from storage of paper products, previously granted by the Board, to storage of lumber and wood products, *on condition* that all work shall be done in accordance with drawings filed herewith dated November 27, 1959, 5 sheets; that in all other respects the premises shall comply with all laws, rules and regulations applicable thereto; that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 853-59-BZ

APPLICANT—Robert Gottlieb for Max Weiss, owner.

SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit for 5 years, in a residence use district, the parking and storage of nine (9) passenger cars for a period of five (5) years.

PREMISES AFFECTED—986 East 181st Street, south side, 71.92 feet west of Bryant Avenue, Block 3133, Lots 17 and 18, Borough of The Bronx.

### APPEARANCES—

For Applicant: Gerald Levy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1959 acting on Alt. Applic. No. 1119-59, reads:

"1. Proposed parking and storage of more than five cars on a lot with an existing private dwelling and one car garage & four car private garage, which is located in a residence use district is contrary to Art. II Sect. 3 of the Z.R.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of five (5) years, to permit in a residence use district, the parking and storage of nine passenger cars, all as shown on drawings filed herewith dated December 15, 1959, 3 sheets; *on condition* that there shall be proper concrete curbs and adequate bumpers placed along all lot lines and the line of the ramp to prevent cars falling off the elevated lot; that any retaining walls required shall be constructed at the sole expense of this owner; that in all other respects all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 889-59-BZ

APPLICANT—John J. Tricarico for Peter Sorrentino, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy and use for the building, from a converted dwelling Class A, for 3 families to a converted dwelling Class A, for 3 families and store for retail use.

PREMISES AFFECTED—537 East 83rd Street, east side, 200 feet south of Foster Avenue, Block 7962, Lot 36, Borough of Brooklyn.

### APPEARANCES—

For Applicant: John J. Tricarico.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker 4

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated December 3, 1959 acting on Alt. Applic. No. 3388-59, reads:

"1. Proposed business use within a residential district is contrary. Art. 2 Sect. 3 of zone resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. #3388/59, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 913-59-BZ

APPLICANT—Harry Soled for Louis and Mildred Robbins, owners.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of a Class B multiple dwelling to medical offices, medical laboratories and two dwellings.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Soled.

For Opposition: David R. Crow.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.. 4

Negative ..... 0

Absent: Chairman Foley..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 15, 1959, acting on Alt. Applic. No. 1607-57, reads:

"4. Proposal to change the use of existing class 3 five story bldg. from "converted class B" multiple dwelling (C. O. 31040) to medical laboratory, doctors' offices and two family residence is not in accordance with Art. II Sect. 3 of the Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, for a term of ten (10) years, to permit in a residence use district, the change in use of a Class B multiple dwelling, to medical offices, medical laboratories and dwelling for two families, all as shown on drawings filed herewith dated December 24, 1959, 8 sheets, on condition that the fifth floor shall not have any medical offices and shall be limited solely to two separate family units; that the laboratory in the basement or cellar shall be used for the practice of the doctors in the building only; that in all other respects, other than as modified by the Board this day by resolution adopted under Cal. 914-59-A, the building shall comply with all laws, rules and regulations applicable; that all permits required and a new certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 914-59-A

APPLICANT—Harry Soled for Louis and Mildred Robbins, owners.

SUBJECT—Application December 24, 1959—appeal from a decision of the Borough Superintendent—re Class 3 construction, business use, elevator, etc.

PREMISES AFFECTED—47 East 67th Street, north side, 120 feet west of Park Avenue, Block 1382, Lot 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Harry Soled.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1959 on Alt. Applic. 1607-57, reads:

"1—Proposal to change the use of existing class 3 five story bldg. from "converted class B" multiple dwelling (C. O. 31040) to medical laboratory, doctors' offices and two family residence is not in accordance with the limitations and restrictions of C26-254.0 A.C.

2—Provide a two hour stair enclosure leading directly to the street and in accordance with C26-292.0 A.C.

3—Elevator, toilet and closet openings upon stair enclosure are contrary to C26-292.0 A.C."

and

WHEREAS, the applicant states that the building is 20 feet by 97 feet 5 inches, irregular in area, 5 stories, 55 feet high, of class 3 construction, located in residence use, B area, class 1½ height district, built in 1878, used and occupied since 1945 as follows: cellar—storage; 1st to 5th floors—C1 "B" apartments (now vacant); substantially in accordance with Certificate of Occupancy No. 31040 issued July 2, 1945 against Alt. Applic. 52-45; that the proposed use and occupancy will be: cellar—medical laboratory, 4 persons; 1st to 4th floors—doctors' offices, 4 persons; 5th floor—doctors offices and their residences, 4 persons; and

WHEREAS, the applicant states that the premises are presently vacant; that on November 13, 1958 the Board granted a variance for use of the premises by an eleemosynary organization; that the stair enclosure is sprinklered in complete compliance with Section 187 of the Multiple Dwelling Law; that the walls enclosing the stair hall are of studs 2 inches by 4 inches, 16 inches on center and plastered with cement plaster on rock lath; that the stairs are at least 3 feet 6 inches wide from the street floor to the 5th floor and 3 feet from the 5th floor to the roof through a fire retarded bulkhead; that all doors on public halls will be one hour, fireproof and self-closing; that there will be no business use that will use inflammable materials; that the building is heated by the New York Steam Supply Company; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated December 11, 1959, acting on Alt. Applic. 1067-57, Objection Nos. 1, 2 and 3, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, to permit the use of the building as a medical laboratory, doctors' offices and two-family residence, in conjunction with the variance granted by the Board this day under Cal. No. 913-59-BZ, on condition that the present stair enclosure shall have all doors leading thereto of fireproof, self closing, with one-hour rating; that the elevator, toilet and closet openings shall be permitted as shown on drawings filed herewith dated December 24, 1959, 7 sheets; that in all other respects the building shall comply with all laws, rules and regulations applicable, except as modified this day by the Board under Cal. No. 913-59-BZ; and that a certificate of occupancy shall be obtained.



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13-60-BZ

APPLICANT—H. M. Cole for William B. and Cora Baird, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing five story building, the change in use of the second floor from storage and office to filming of puppet shows.

PREMISES AFFECTED—59-61 Barrow Street, south side, 58 feet, 1 and  $\frac{3}{4}$  inches east of Bedford Street, and 25 Commerce Street, Block 587, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole and Bil Baird.

For Opposition: Anne K. Dix and Edith E. Asburg.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker.. 4

Negative ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1959, after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 30, 1959, acting on Alt. Applic. 1830-59, reads:

1—Change from one non-conforming use, Storage & offices to another non-conforming use, filming of puppet shows in a residence use district is not permitted. Article II, para. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, for a term of twenty years, to permit in a residence use district, in an existing five story building, the change in use of the second floor, from storage and office, to filming of puppet shows, *on condition* that all work shall be done in accordance with drawings filed with this application dated January 5, 1960, nine sheets; and *on the further condition* that the incidental music shall not include percussion instruments; that there shall be no inflammable film used, either for recording or for storage; that all films shall be of an acetate base safety film; that in all other respects the premises shall comply with all laws, rules and regulations applicable; that this variance shall apply only so long as the present owner shall reside on the premises; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

Adjourned: 4:00 P.M.

JOSEPH J. DOYLE, *Chief Clerk*.

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 17, 1960, 2 P.M.

Present: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.

4-54-A—Vol. III

APPLICANT—M. Martin Elkind for Dehlia P. O'Dowd, owner.

SUBJECT—Application reopened January 5, 1960 as Vol-

ume III—appeal from a decision of the Borough Superintendent—re—class 3 construction—increase in number of patients—Nursing Home.

PREMISES AFFECTED—143-26 Quince Avenue, south side, 215.69 feet east of Bowne Street, Block 5234, Lot 12, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: M. Martin Elkind.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

THE RESOLUTION—

Whereas, the decision of the Borough Superintendent, dated November 17, 1959 on Alt. Applic. 2121-59, reads:

"1. Proposed extension of use and increase in number of patients from 25 to 34 in existing nursing home is contrary to the resolution of the Board under Cal. #4-54-A."

and

WHEREAS, the applicant states that the building is 72 feet by 48 feet 6 inches irregular in area, 2 stories, 26 feet high, of class 3 construction, located in residence use, E-1 area, class 1 height district, built in 1920, now used and occupied since 1955 as follows: cellar—lockers, storage, morgue and boiler; 1st floor—nursing home, living room and 2 car garage, 10 persons; 2nd floor—nursing home, 15 persons; and

WHEREAS, the applicant states that the present 1 story class 3, two car garage will be converted to a 5 patient room; that a 5 feet 6 inches by 15 feet 1 story class 3 extension will be built at the southeast corner of the building; that beds and uses will be rearranged, so that the use and occupancy will be: cellar—lockers, storage, morgue, boiler and dressing rooms; 1st floor—patients rooms, community room, dining room and office, 16 persons; 2nd floor—nursing home, 18 persons; that the present use in accordance with Certificate of Occupancy #Q104930 issued against Alt. Applic. 1516-55 and Board's action under Volume II; that the entire building is equipped with one-source sprinkler system; that this will be extended to all new portions; that a new cellar stair will be constructed; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1959, acting on Alt. App. 2121-59 Objection No. One be and it hereby is *modified* and that the appeal be and it hereby is *granted* only insofar as it refers to the increase of beds on the first floor so that the increase in the number of beds will be from ten to sixteen and that the number of beds on the second floor will remain at fifteen *on condition* that the entire building shall be sprinklered; all as shown on plans filed with this appeal marked "Received February 25, 1960", 8 sheets; that in all other respects the resolution of the Board adopted under Volume II shall be complied with; that all other laws, rules and regulations applicable shall be complied with and that a new certificate of occupancy shall be obtained.

879-56-A

APPLICANT—Samuel Rosenblum for Caldwell Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator, etc.; previously granted on condition.

PREMISES AFFECTED—227-229 West 29th Street, north side, 446 feet 5 inches east of 8th Avenue, Block 779, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.



# MINUTES

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners state that the Quick Response Service will be maintained; that power will be maintained at all times and that the elevators will be at lobby level at night and on Sundays and holidays, and all other times when building is not used for manufacturing.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, by adding thereto:

"that the automatically controlled elevators may be permitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. Order 26-8)

## 2-58-A

APPLICANT—Robert Gottlieb for Rose Rosen, owner.

SUBJECT—Application reopened May 3, 1960 for consideration as to extension of term of variance, expired April 22, 1960—Appeal from a decision of the Borough Superintendent, re extension of commercial use in frame building.

PREMISES AFFECTED—1335 Webster Avenue, west side, 322.49 feet north of East 169th Street, Block 2887, Lot 173, Borough of The Bronx.

## APPEARANCES—

For Applicant: Gerald Levy.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, on April 22, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of the variance, which had expired by time limitation, April 21, 1960; and

WHEREAS, this application was reopened on May 3, 1960 and set for hearing on May 17, 1960 at 2 P. M., requiring a new decision of the Borough Superintendent which has been filed and published in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 2, 1960, acting on Alt. Applic. 1108-57, reads:

"1. The continuance beyond 4/22/60 of the extension of commercial use in a class 4 building is contrary to 2.1.3.5 B.C. & 4.1.2 B.C. & 4.2.1. B.C and B.S.A. res. 2-58-A."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 22, 1958, only as to the term of the grant, so that as amended it shall read:

"granted for a term of two years, from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 869-59-A

APPLICANT—Norman C. Ryp for East 25th Street Realty Corporation, owner.

SUBJECT—Application December 11, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—122-124 East 25th Street, south

side, 100 feet west of Lexington Avenue, Block 880, Lot 78, Borough of Manhattan.

## APPEARANCES—

For Applicant: Norman C. Ryp.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 on Alt. Applic. 1788-58, reads:

"1. F.E. not acceptable as a means of egress from a seven story factory building. Sec. 271 L.L."

and

WHEREAS, the applicant states that the building is 41 feet 8 inches by 90 feet in area, 7 stories, 75 feet high, of class 1 construction, located in business use, B area class, 2 height district, built in 1907, now used and occupied as follows: basement—boiler room; 1st floor—stores, 28 persons; 2nd to 7th floors—offices and salesrooms with incidental light manufacturing in not more than 25% of total floor area of building, 28 persons each floor; and

WHEREAS, the applicant states that the exits consist of one interior stair and two labor law type fire escapes; that the stair is 3 foot wide; that the rear fire escapes terminate through a 1st floor passageway at the street; that doors to tenant spaces are metal clad with 2 foot 4 inch by 2 foot by 4 inch glass; that the stair and elevator halls have fireproof self-closing doors; that doors to toilets are wood; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1788-58, Objection No. 1 and that the appeal be and it hereby is *granted*, to accept the present fire escape as a means of egress from the seven story building in conjunction with the other existing exit, *on condition*, that the work shall be done in accordance with drawings filed with this appeal dated March 2, 1960, 9 sheets; and that in all other respects all laws, rules and regulations applicable shall be complied with.

## 674-59-A

APPLICANT—Frederick A. Ketcher, for 206-208 East 119th Street Incorporated, owner; Selo Incorporated, lessee.

SUBJECT—Application October 22, 1959—Appeal from a decision of the Borough Superintendent, re—live load storage.

PREMISES AFFECTED—206 East 119th Street, south-side, 99.2 feet east of Third Avenue, Block 1783, Lot 44, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Application dismissed for lack of prosecution.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## 66-16-A—Vol. II

APPLICANT—J. M. Berlinger, for Trustees under the will of Moses Levy.

SUBJECT—Application reopened May 5, 1959 as Volume II—appeal from a decision of the Borough Superintendent re Fire escape as second means of egress.

PREMISES AFFECTED—230 and 232 Canal Street, southwest corner of Baxter Street, Block 198, Lots 27 and 29, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Applicant: J. M. Berlinger and W. Leeds.

ACTION OF BOARD—Laid over to June 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 170-44-A—Vol. II

APPLICANT—Sidney H. Kitzler for Mae Haussman, owner.

SUBJECT—Application reopened March 29, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Egress.

PREMISES AFFECTED—1805 Church Avenue, north side, 25 feet 6 inches east of East 18th Street, 63 East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

ACTION OF BOARD—Laid over to June 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 32-48-A—Vol. III

APPLICANT—Arthur A. Schiller for Board of Higher Education, owner.

SUBJECT—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

PREMISES AFFECTED—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

## APPEARANCES—

For Applicant: George Berger and Howard Knag.

ACTION OF BOARD—Laid over to June 1, 1960, at 2 P. M. for inspection and decision; hearing closed.

## 757-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

SUBJECT—Application November 20, 1959—appeal from a decision of the Borough Superintendent—re—egress and live load.

PREMISES AFFECTED—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P. M. for applicant to clear up blocked exits, clean up, and file new plans showing a re-enforcing of the floors to sustain 120 pounds per square foot and for re-inspection by a committee of the Board as to the condition of the exits.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation to Section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Laid over to May 24, 1960, at 2 P. M. at the request of the applicant for the owner to be present.

## 182-60-A

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re—open spaces, curb level etc.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35,

Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: J. M. Berlinger.

ACTION OF BOARD—Laid over; date to be set for hearing in conjunction with Building Zone application which has been filed.

## 805-41-BZ—Vol. II

APPLICANT—Tremarco Corp., owner. Gulf Oil Corp., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the reconstruction of a gasoline service station, lubritorium, car wash, minor auto repairs, sales, office, parking and storage of motor vehicles.

PREMISES AFFECTED—66-02 to 66-10 (66-06 official) Rockaway Beach Boulevard and 201-209 Beach 66th Street, northwest corner, Block 398, Lot 107, Arverne, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 23, 1957 on certain conditions; and

WHEREAS, the resolution was amended on October 29, 1957; and

WHEREAS, time to obtain permits and complete the work was last extended on July 7, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 23, 1957, as *amended* through July 7, 1959 by adding thereto:

"that certain changes in arrangement and design may be permitted as shown on revised drawings marked 'Received April 14, 1960,' three sheets; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 4641/56)

## 703-54-BZ—Vols. I & II

APPLICANT—Leonard F. Rothkrug for Astormann Operating Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the extension and maintenance of an accessory parking lot for employees and customers in conjunction with an adjoining catering establishment on Block 573, Lot 32.

PREMISES AFFECTED—25-26 Astoria Avenue, south side, 220.8 feet west of 28th Street, Block 573, Lot 36, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. I on March 1, 1955 on certain conditions; and



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WHEREAS, the resolution was last amended on January 15, 1957; and

WHEREAS, this application was granted by the Board as Vol. II on April 30, 1957 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that it is proposed to construct a new catering building entirely within the business use district, on the front portion of the accessory parking lot on Lot 36 which was granted by the Board under Volume II; that plans for this building have been approved by the Department of Buildings; and that when amended plans were filed, providing two openings between this building and the existing building on Lot 32, which was the subject of an application to the Board under Volume I, the only objection raised by the Department of Buildings was as to compliance with the conditions of the resolution of the Board; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960, acting on N.B. Application 274-60 reads:

"1. Proposed connecting doors with building on Lot #32 is contrary to the resolution of the Board under Cal. 703-54-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1955, as *amended*, through January 15, 1957 under Volume I and the resolution adopted on April 30, 1957 under Volume II, by adding thereto:

"that the two openings, between the existing building on Lot 32 and the proposed building on Lot 36, shown on revised drawings marked, 'Received April 13, 1960,' one sheet and 'Received May 16, 1960,' one sheet; may be permitted, *on condition* that the openings and walls between the two buildings comply in all respects with all laws, rules and regulations, except as heretofore granted, and that other than as herein *amended* the resolution above cited shall be complied with in all respects" (N.B. 274/60)

## 575-56-BZ

APPLICANT—Lama, Proskauer and Prober for Ocean Bay Gardens, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 28, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a C area district, the raising of the 16 feet rear portion of the first floor of the present building to a total height of 13 feet and occupying more than the permitted area.

PREMISES AFFECTED—758 Flatbush Avenue, west side, 130 feet 6 inches south of Woodruff Avenue, Block 5063, Lot 43, Borough of Brooklyn.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on April 28, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, as *amended* through April 28, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning

Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 747/56)

## 716-56-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, permitting in a C area district, the erection of an extension to a present synagogue and occupying more than the permitted area.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Rabbi Joseph Frankel and Joseph Tracer.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on July 1, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that construction has been completed substantially in accordance with the conditions of the resolution, except for differences resulting from problems which arose during construction, particularly with respect to the grade conditions of the adjoining lot.

*Resolved*, that the Board of Standards and Appeal does hereby *amend* the resolution adopted on March 19, 1957, as *amended* through July 1, 1958, by adding thereto:

"that the building may be rearranged and increased in height as shown on revised drawings marked 'Received April 12, 1960,' 4 sheets; and that the exit within a portion of the rear yard may be permitted as shown; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Amdt. to Alt. 4592/55)

## 717-56-A

APPLICANT—Leonard F. Rothkrug for Jewish Center of New Hyde Park, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent—re exits, firewalls, etc., previously granted on condition.

PREMISES AFFECTED—771-779 East 49th Street, east side, 100 feet north of Avenue D, Block 4770, Lots 50, 52 and 53, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug, Joseph J. Tracer and Rabbi Joseph Frankel.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 19, 1957 on certain conditions; and

WHEREAS, the applicant requested on amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 19, 1957, by adding thereto:



# MINUTES

"that the arrangement of the exits may be as shown on revised drawings marked 'Received April 22, 1960,' 4 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Amdt. to Alt. 4592/55)

## 598-57-BZ

APPLICANT—Lama, Proskauer and Prober for Anthony Spensieri, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the erection of a one story masonry building for use as a storage garage for less than five owner's trucks, one 550 gallon gasoline tank and pump, parking and storage of more than five owner's trucks on the open area and maintain the present one story building at the rear of the plot as a two truck garage.

PREMISES AFFECTED—8-22 to 8-30 28th Avenue, south side, 150 feet east of 8th Street, Block 509, Lots 39, 40 and 41, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 14, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on January 6, 1959; and

WHEREAS, the applicant requested an amendment of the resolution and a further extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 14, 1958, as *amended* through January 6, 1959, by adding thereto:

"that the building may be relocated and three 12 foot wide curb cuts may be permitted as shown on revised drawings marked 'Received April 13, 1960,' 1 sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 1076/57)

## 738-57-BZ

APPLICANT—Lama, Proskauer and Prober for 644 Bushwick Avenue Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 5, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in an unrestricted and business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, storage, minor auto repairs, parking and storage of motor vehicles, extending from the unrestricted to the business portion of the plot.

PREMISES AFFECTED—640-648 Bushwick Avenue, south side, 131 feet 8¾ inches west of Myrtle Avenue and 14-20 Troutman Street, Block 3182, Lot 18, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 5, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 1654/57)

## 582-58-BZ

APPLICANT—Lama, Proskauer and Prober for Sigal Realty Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a temporary period of five (5) years in order to use the premises for parking of patron's cars for Riccardo's Restaurant on Block No. 876, Lot No. 15, fee to be charged.

PREMISES AFFECTED—21-12 to 21-20 (21-16 official) 24th Avenue, south side, 87.95 feet west of 23rd Street and 24-09 21st Street and 21-07 24th Road, Block 874, Lot 70, Astoria, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 16, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 16, 1958, by adding thereto:

"that certain minor changes may be permitted as shown on revised drawings marked 'Received April 14, 1960,' 3 sheets and 'Received April 20, 1960,' one sheet, *on condition* that the garbage can shelter on the northwest corner of the plot shall be provided with a solid gate, and *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 2042/58)

## 640-58-BZ

APPLICANT—Leonard Joseph for Denis C. O'Connor, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 12, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection of a two story building for use as a funeral home and undertaking establishment accessory uses with parking of more than five cars and to provide on the second floor a storage room and an apartment.

PREMISES AFFECTED—91-05 Beach Channel Drive and 355 Beach 91st Street, southwest corner, Block 576, Lot 64, Rockaway Beach, Borough of Queens.



# MINUTES

## APPEARANCES—

For Applicant: Leonard Joseph.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the resolution was amended on March 29, 1960; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, as *amended* on March 29, 1960 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App 3255/58)

## 663-58-BZ

APPLICANT—Leonard F. Rothkrug for Northern Studios, Inc., owner; Westbury Specialties, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired March 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the change in use from stables and storage to factory for manufacturing of metal products with accessory office and caretaker's apartments in another building on the same lot formerly used as a one family dwelling all for a temporary term of ten (10) years.

PREMISES AFFECTED—25-22 Crescent Street, west side, 140.76 feet north of Astoria Avenue, Block 872, Lot 76, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 10, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and an extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 10, 1959, by adding thereto:

“that storage may be permitted in conjunction with the factory use heretofore granted by the Board, as shown on revised drawings marked ‘Received April 7, 1960’, two sheets; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained; *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Alt 135/58)

## 691-58-BZ

APPLICANT—Burke & Groh for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application for consideration—reopening for

extension of time to complete which expired May 12, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a business and residence use district, the erection and maintenance of a gasoline service station, auto washing, non-automatic, lubrication, office, sales, minor repairs with hand tools only and the parking and storage of cars awaiting service.

PREMISES AFFECTED—131-25 20th Avenue, northwest corner of 132nd Street, Block 4137, Lot 55, College Point, Borough of Queens.

## APPEARANCES—

For Applicant: Paul A. Martineau.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (N.B. App. 2653/58)

## 693-58-BZ

APPLICANT—Burke and Groh for James Newell, Dominick Miranda and Frederick M. Silva, owners; Research Shopping Centers, Inc., vendee.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 12, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubrication, minor repairs with hand tools only, auto washing, office and sales and the parking of cars awaiting service.

PREMISES AFFECTED—132-08 20th Avenue, southeast corner of 132nd Street, Block 4178, Lot 22, College Point, Borough of Queens.

## APPEARANCES—

For Applicant: Paul A. Martineau.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper and Commissioner Becker ..... 3  
Negative: ..... 0  
Absent: Chairman Foley and Commissioner Fox ..... 2

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (N.B. 2654/58)



# MINUTES

## 601-59-BZ

APPLICANT—Henry Nordheim for Julia S. Politi, owner; David Mannes, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the erection of a one story masonry building and the maintenance of a motor vehicle repair shop and parking of cars awaiting service on the unbuilt upon portion of the site.

PREMISES AFFECTED—1980 Jerome Avenue, east side, 125 feet south of East 179th Street, Block 2854, Lot 8, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 22, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on March 22, 1960 by adding thereto:

"that the sale and display of used cars, and the parking and storage of more than five motor vehicles may be permitted on the unbuilt upon portion of the plot, on condition that other than as herein amended the resolution above cited shall be complied with in all respects." (N.B. 1184/59)

## 206-53-BZ

APPLICANT—Anthony J. DePace for Rev. Mario J. Ponsiglione, Pastor, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a residence use, E area district, the erection and maintenance of a school and auditorium, without the required setback from street line.

PREMISES AFFECTED—2872 Morris Park Avenue, southwest corner of Pilgrim Avenue and intersection of Mayflower Avenue, Block 4192, Lot 23, Borough of The Bronx.

### APPEARANCES—

For Applicant: Anthony J. DePace and Joseph M. Mishwire.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

## 540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired February 4, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 671, Lots 30-33 inclusive, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Edward K. Pincus.

ACTION OF BOARD—Application reopened and set for hearing on June 14, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

## 732-57-BZ

APPLICANT—Reginald S. Hardy for Miriam Mandel and Marion Kroll, Equitable owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired March 3, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

ACTION OF BOARD—Application reopened and set for hearing on June 14, 1960, at 10 A. M., to consider extension of time to obtain permits and complete the work, having expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

## 356-59-BZ

APPLICANT—Leonard F. Rothkrug for Ned Kalesh, owner; Andrea Catering Corporation, lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, to permit in a retail and residence use, C area district, a one-story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

ACTION OF BOARD—Application reopened and set for hearing on June 14, 1960, at 10 A. M., to consider extension of the term of variance for a period of twenty years from December 22, 1959, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper and Commissioner Becker ..... 3

Negative: ..... 0

Absent: Chairman Foley and Commissioner Fox ..... 2

Adjourned: 5:00 P. M.

JOSEPH J. DOYLE, Chief Clerk



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## NOTICE

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### APPEALS AS TO MULTIPLE DWELLINGS

The Legislature, under Chapter 333 of 1948, has clarified Section 60 of the Multiple Dwelling Law by describing the agency authorized to grant variances under this Section, so as clearly to mean in New York City—the Board of Standards and Appeals.

Chapter 508 of 1948 has also been adopted by the Legislature, amending the Multiple Dwelling Law to provide, under new Section 310, for a Board of Appeals. By description the Board of Appeals means in New York City—the Board of Standards and Appeals. Section 310 is further amended by Chapter 805 of 1959 and provides as follows as to appeals:

#### LAWS OF NEW YORK—By Authority Chapter 508 of 1948

§ 310. Board of appeals. 1. As used in this section "board" shall mean the agency of a city constituted as a board and authorized by law both to grant variances of the zoning resolution and to make rules supplemental to laws regulating construction, maintenance, use and area of buildings.

2. Where the compliance with the strict letter of this chapter causes any practical difficulties or any unnecessary hardships the board shall have the power, on satisfactory proof at a public hearing, provided the spirit and intent of this chapter are maintained and public health, safety and welfare preserved, and substantial justice done, to vary or modify any provision or requirement of this chapter, or any rule, regulation, supplementary regulation, ruling or order of the department with respect to the provisions of this chapter, as follows:

a. For multiple dwellings and buildings existing on July first, nineteen hundred forty-eight, provisions relating to:

- (1) Height and bulk;
- (2) Required open spaces;
- (3) Minimum dimensions of yards or courts;
- (4) Means of egress; or
- (5) Basements and cellars in dwellings erected on or after April twelfth, nineteen hundred one.

b. For multiple dwellings and buildings erected or to be erected after July first, nineteen hundred forty-eight, and such dwellings thereafter altered or to be altered, provisions relating to:

- (1) Required open spaces; or
- (2) Minimum dimensions of yards or courts.

Variations or modifications may be granted pursuant to this paragraph b only on condition that open areas for light and air are provided which are at least equivalent in area to those required by the applicable provisions of this chapter.

3. An application for such a variance or modification may be made by any person aggrieved or by the head of any public agency, within such time and under such procedure, conditions and rules as may be prescribed by the board. The board shall fix a reasonable time for the hearing of an application and shall require that due notice be given of the time and place of such hearing to the applicant and to the department. Any person or a duly authorized representative of any public agency may appear at any such hearing and be heard on any such application.

4. In every case the board shall state the reason or reasons for its decision. All decisions of the board shall be subject to review in the same manner as is provided by law for review of decisions of such board respecting variances of the zoning resolution.

5. A record of all decisions of the board, indexed according to the section or sections of this chapter affected thereby, shall be kept in the office of the board. Such record shall be open to public inspection at all times during business hours.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

UNIVERSITY OF ILLINOIS

JUN 16 1960

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No. 22

### DIRECTORY

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### PETITION AND ORDER OF CERTIORARI SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On May 23, 1960, Petition and Order of Certiorari was served on the Board by Cardo & Sforza, attorneys for petitioners, Robert R. Votava, Jean Votava and The Board of Managers of the Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church in the Diocese of New York, objecting property owners, seeking a review of the Board's determination on April 19, 1960, granting a variance under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sale of auto accessories, storage room, minor auto repairs with hand tools, car washing, non-automatic, ground sign, and parking and storage of more than five (5) cars for a term of twenty (20) years; Calendar Number 641-59-BZ; Premises 760 Castle Hill Avenue, east side, from Homer Avenue to Virgil Place, Block 3614, Lots 28, 32 and 36, Borough of The Bronx.

\* \* \* \* \*

### COURT DECISION.

Matter of St. Nicholas Russian Orthodox Church of Whitestone vs. Murdock:—On April 15, 1958, the Board granted a variance under Sections 7f and 7i of the Zoning Resolution to permit for a term of 15 years in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, office, storage, parking and storage of motor vehicles and a ground sign; Calendar Number 92-57-BZ; Premises 14-40 to 14-50 (14-44 official) Clintonville Street west side, 61.63 feet south of 14th Road, Block 4697, Lot 5, Whitestone, Borough of Queens.

At Supreme Court, Special Term, Mr. Justice Margett confirmed the Board's decision and dismissed the petition. (N. Y. Law Journal, April 11, 1960, page 12)

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases filed up to May 24, 1960.*

*Cal. No. Dept. Premises Affected*

**380-60-A**—F.D.—522 West 45th Street, south side, 250 feet west of 10th Avenue, Block 1073, Lot 46, Borough of Manhattan, F.D. Decision 3-30-60, re—smoking permit in factory.

**381-60-BZ**—B.M.—352-358 East Houston Street and 7-11 Avenue C, northwest corner, and 253-257 East 2nd Street, Block 384, Lots 31 and 33, Borough of Manhattan, N.B. 59-60, re—proposed gasoline service station, lubritorium, minor auto repairs, car washing (non-automatic), parking and storage of motor vehicles, ground sign, etc., business use district.

**382-60-SM**—Fire-Trol, prefabricated, concrete filled steel columns, manufactured by Lally Bros., Material.

**383-60-A**—B.B.—1947 Rockaway Parkway, east side, 140 feet south of Avenue N, Block 8300, Lot 36, Borough of Brooklyn, B.N. 1931-60, re—plumbing system, etc. to be connected to public sewer.

**384-60-A**—B.M.—374 Wadsworth Avenue, north side, 469 feet east of West 190th Street, Block 2170, Lot 260, Borough of Manhattan, Alt. 438-60, re—cellar apartment, multiple dwelling.

**385-60-BZ**—B.M.—65 Audubon Avenue, east side, 30 feet south of West 169th Street, Block 2125, Lots 30 and 31, Borough of Manhattan, Alt. 694-60, re—parking lot, residence use district.

**386-60-SM**—Gerber Anti-Syphon Ballcock, Model 599, manufactured by Gerber Plumbing Fixtures Corp., Material.

**387-60-A**—B.R.—510 Bement Avenue, west side, from Forest Avenue to Morrison Avenue, 670 Forest Avenue and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond, Alt. 113-60, re—mapped street, and curb cuts.

**388-60-SM**—U. S. Gypsum Company Red Top Firecode Plaster, manufactured by United States Gypsum Co., Material.

**389-60-SA**—Wyandotte Poreen Injector, Model #-13, manufactured by Wyandotte Chemical Corp., J. B. Ford Division, Appliance.

**390-60-BZ**—B.Q.—147-83 Farmers Boulevard, south side, 64.56 feet east of Rockaway Boulevard, Block 13364, Lots 15 and 20, Jamaica, Borough of Queens, N.B. 1112-60, re—manufacturing, rear yard, E-1 area, residence use district.

**391-60-BZ**—B.Bx.—1660-1666 Bruckner Boulevard and 948-956 Metcalf Avenue, southeast corner, Block 3659, Lot 26, Borough of The Bronx, Alt. 332-60, re—used car lot, residence use district.

**392-60-BZ**—B.B.—7810 Flatland Avenue, south side, 40 feet west of East 79th Street, Block 8015, Lot 48, Borough of

Brooklyn, N.B. 494-60, re—setback, sideyard and business use, retail and residence use district.

**393-60-A**—B.B.—129-135 Cooper Street, west side, 150 feet south of Central Avenue, Block 3434, Lot 42, Borough of Brooklyn, F.D. Order No. 1337-0, re—bars on windows.

**394-60-BZ**—B.Bx.—2903-2907 Valentine Avenue, west side, 81.15 feet south of East 199th Street, Block 3305, Lots 45 and 47, Borough of The Bronx, Alt. 305-60, re—parking and storage lot, residence use district.

**395-60-BZ**—B.B.—743-757 Linden Boulevard, northeast corner Euclid Avenue, Block 4461, Lots 27, 31, 32, 33, 34, 35 and 38, Borough of Brooklyn, N.B. 728-60, re—proposed gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, etc., residence use district.

**396-60-BZ**—B.Q.—44-10 to 44-22 54th Avenue, south side, 85.03 feet west of 46th Street, and 54-08 to 54-20 46th Street, Block 2536, Lot 12, Maspeth, Borough of Queens, B.N. 276-60, re—roof sign, business use district.

**397-60-BZ**—B.M.—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan, Alt. 1018-59, re—art gallery in basement, residence use district.

**398-60-A**—B.M.—13 East 75th Street, north side, 132 feet west of Madison Avenue, Block 1390, Lot 111, Borough of Manhattan, Alt. 1018-59, re—egress.

### *Restored to Docket*

**184-37-BZ**—B.Q.—170-10 Cedarcroft Road, southeast corner of Homelawn Street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens, Amendment to N.B. 269-54, reopened for consideration as to extension of term of variance, re—use of portion of the cellar as an architect's office—residence use district.

**147-34-BZ**—Vol. III—B.Q.—187-37 to 187-47 (187-41 official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens, Alt. 256-60, re—one story extension to existing gasoline service station, etc.—retail use district.

**146-38-BZ**—Vol. II—B.B.—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn, Amendment to N.B. 2173-57, reopened for consideration as to amendment of resolution and extension of time to complete, re—enlargement in area and extension of the uses of the existing gasoline service station, etc.—business use district.

**1714-18-BZ**—Vol. II—B.M.—3821-3839 Broadway, southwest corner of West 160th Street, Block 2137, Lots 1, 7, 9 and 10, Borough of Manhattan, Alt. 344-60, re—extension of business use into a residence use district—business and residence use district.

**424-52-BZ**—B.M.—43-45 West 67th Street, north side, 100 feet east of Columbus Avenue, Block 1120, Lot 5, Borough



# CALENDAR

of Manhattan, Alt. 658-52, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**378-47-BZ**—B.B.—2863-2873 West 31st Street, east side, 100 feet north of Mermaid Avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn, Alt. 1472-58, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**369-36-BZ**—B.R.—2306-2320 Arthur Kill Road and 1157-1165 Rossville Avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond, N.B. 47-40, reopened for consideration as to extension of term of variance, re—gasoline service station—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

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| Arc and Gas Welding and Oxygen Cutting .....                                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
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| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                 | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
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| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | Mar. 24, 1960—Vol. 45, No. 12  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
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| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired

Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

JUNE 7, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 7, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:

### 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

### 917-59-BZ

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of two buildings to be used for stores, with less than the required setback from a mapped street and rear yard with patron parking, storage and off street loading.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

### 918-59-A

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia, and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—Filed pursuant to Section 35, of the General City Law—re parking and covered walk in bed of a mapped street—25th Road and proposed widening of Parsons Boulevard.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

### 904-59-BZ

**APPLICANT**—Edwin Storch for Kirk Milk Products Incorporated, owner; Beverly Laundry, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of a present one and two story building from ice cream factory to a shirt laundry.

**PREMISES AFFECTED**—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lots 7 and 10, Corona, Borough of Queens.



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## 253-23-BZ—Vol. III

APPLICANT—Morton S. Cahn for Vilimen Company, Incorporated, owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of the building; that in the event the space now occupied by the Newport Press is vacated upon the termination of their present lease, the applicant may apply for restoration of this space to the garage use.

PREMISES AFFECTED—14-48 East 98th Street, west side, 102 feet, 3¾ inches south of East New York Avenue, Block 4600, Lots 15 and 23, Borough of Brooklyn.

## 492-27-BZ—Vol. IV

APPLICANT—Morton S. Cahn for Halward Realty Corporation, owner; Max's Gas Stations, Incorporated, lessee.

SUBJECT—Application reopened March 22, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the use of the present gasoline service station on Lot 7 and the parking area on Lot 1, by extending the motor vehicle repairs including wheel alignment and brake testing into the building on Lot 15 and no body or fender work, and within the business use portion of the plot.

PREMISES AFFECTED—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway, 2-20 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1, 7 and 15, Borough of Brooklyn.

## 26-60-BZ

APPLICANT—Leonard F. Rothkrug for Seton Equities Corporation, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for pleasure type vehicles only, for a temporary term of ten (10) years.

PREMISES AFFECTED—1223 Gerard Avenue, west side, 108.11 feet north of East 167th Street, Block 2489, Lot 70, Borough of The Bronx.

## 887-53-BZ—Vol. II

APPLICANT—H. M. Cole for Scandinavian Airlines System Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the increase in height of an existing office building located partly in a residence use district, and the re-arrangement of existing off-street parking and curb cuts which lie within the residence use district.

PREMISES AFFECTED—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 9648, Lot 1, Kew Gardens, Borough of Queens.

## 890-59-BZ

APPLICANT—Nathaniel C. Saxe for Max Hass, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one family dwelling and accessory parking with less than the required setbacks.

PREMISES AFFECTED—78-14 Langdale Street and 78-15 271st Street, northeast corner, Block 8688, lot 38, Bellrose, Borough of Queens.

## 46-60-BZ

APPLICANT—Lama, Proskauer and Prober for Joseph Angeleone, owner.

SUBJECT—Application January 13, 1960—decision of the

Borough Superintendent, under Section 7c, 7h, 7A and 21 of the Zoning Resolution, to permit in a business and residence use, D and E area district, the erection of a one story building for use as a Supermarket, occupying more than the permitted area coverage for a D area district with loading and unloading, parking of more than five (5) motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

PREMISES AFFECTED—127-10 to 127-20 (127-20 official) Rockaway Boulevard, and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens.

## 722-59-BZ

APPLICANT—Gabriel Nathan for Cemack Realty Corporation, owner.

SUBJECT—Application November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and residence use district, the extension of the present use of garage and motor vehicle repair shop to include parking of motor vehicles.

PREMISES AFFECTED—16-03 to 16-07 Far Rockaway Boulevard, east side, 39.95 feet south of Foam Place, 1131-1135 Foam Place, Block 15559, Lots 42 and 51, Far Rockaway, Borough of Queens.

## 611-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Flushingside Realty and Construction Company, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory.

PREMISES AFFECTED—31-01 Linden Place and 136-02 31st Road, southeast corner, Block 4409, Lot 24, Flushing, Borough of Queens.

## 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

PREMISES AFFECTED—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

## 876-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with (curb cuts) business entrance within 75 feet of a business use district.

PREMISES AFFECTED—112-44 to 112-52 (112-44 official) Roosevelt Avenue, and 40-02 to 40-10 114th Street, Southwest corner, Block 2013, Lot 37, Corona, Borough of Queens.



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## 596-59-BZ

APPLICANT—Brennan and Landers for Walter M. Michalski, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Sections 7a and 7c of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story extension to an existing one story building and extend the present use of funeral home consisting of repose rooms and office to an undertaking establishment with embalming room on first floor and dwelling on second floor.

PREMISES AFFECTED—80-08 Grand Avenue and 53-14 to 53-10 82nd Street, southeast corner, Block 2904, Lot 3, Elmhurst, Borough of Queens.

## 101-45-BZ—Vol. II

APPLICANT—Latham C. Squire for Bright Management Corporation, owner.

SUBJECT—Application reopened January 26, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing three (3) story building with basement and cellar, the change in occupancy of the first and second story from one family occupancy to offices and use the third floor for a caretaker's apartment, the basement to retain the present restaurant use.

PREMISES AFFECTED—311 West 48th Street, north side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan.

## 83-60-BZ

APPLICANT—Noah N. Sherman for Trebuhs Realty Company, Incorporated, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing 12 story and penthouse building, the change in occupancy from Apartment Hotel non-housekeeping to stores, professional offices and Class "A" multiple dwelling for a term of five years.

PREMISES AFFECTED—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

## 84-60-A

APPLICANT—Noah N. Sherman for Trebuhs Realty Company, Incorporated, owner.

SUBJECT—Application February 9, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 67, Subdivision 6B, 1A and 5A of the Multiple Dwelling Law—re Egress, bulkhead and egress stairs, and Appeal from a decision of the Borough Superintendent re—construction.

PREMISES AFFECTED—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

## 112 60-BZ

APPLICANT—T. G. Adamson for United States Gypsum Company, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail and unrestricted use, A and D area district, the erection of a one story building for use as a gypsum board warehouse, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

## 113-60-A

APPLICANT—T. C. Adamson for United States Gypsum Co., owner.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent re—Class V—metal building, area excessive.

PREMISES AFFECTED—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

## 190-60-BZ

APPLICANT—Lama, Proskauer and Prober for 509 Sixth Avenue Corporation, owner.

SUBJECT—Application March 14, 1960—re decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution to permit in a retail and residence use district, the change in occupancy of the approved first floor of a proposed 16 story multiple dwelling from two doctor's offices and one store to three (3) stores extending into the residence portion of the premises with show windows and business entrances within 75 feet of the residence use district, the portion of the first floor in the residence use district exceeds the permitted area coverage.

PREMISES AFFECTED—101-105 West 13th Street and 509-511 Avenue of the Americas, northwest corner, Block 609, Lots 47 and 48, Borough of Manhattan.

## 83-44-BZ

APPLICANT—Anna Paul for Willy and Anna Paul, owners.

SUBJECT—Application reopened May 10, 1960 for consideration as to extension of term of variance, expired April 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a building from one family residence to a beauty parlor and one family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th Street, west side, 140 feet south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn.

## 292-57-BZ

APPLICANT—Herman Kron for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application reopened May 10, 1960, for consideration as to extension of time to complete, expired February 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubricatorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard, northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

## 187-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application reopened May 10, 1960, for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-02 to 66-14 Traffic Street and 64-20 Gates Avenue, southwest corner, Block 3616, Lot 15, Ridgewood, Borough of Queens.

## 186-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application reopened May 10, 1960, for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use



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district, the maintenance of existing non-storage garage for more than five motor vehicles.

**PREMISES AFFECTED**—66-38 to 66-52 Traffic Street and 64-44 Palmetto Street, southwest corner, Block 3617, Lot 28, Ridgewood, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the **MINUTES** of such hearings.

## 822-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

**PREMISES AFFECTED**—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

Laid over for inspection and decision; date to be set; hearing closed; then set for June 7, 1960.

## 823-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—filed pursuant to Section 35 of the General City Law portion of premises located in the bed of mapped street—proposed widening of Victory Boulevard.

**PREMISES AFFECTED**—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

## 124-59-BZ

**APPLICANT**—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

**SUBJECT**—Application March 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car washing, (non-automatic), lubritorium, storage and sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

**PREMISES AFFECTED**—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

Laid over from March 15, 1960, date to be set, for inspection and decision; hearing closed; then set for June 7, 1960.

## 832-59-BZ

**APPLICANT**—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

**SUBJECT**—Application December 9, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs, and parking for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

Laid over from April 19, 1960, for inspection and decision; date to be set; applicant to file new drawings; hearing closed; then set for June 7, 1960.

## 839-59-BZ

**APPLICANT**—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

**PREMISES AFFECTED**—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 7, 1960, for inspection and decision; applicant to file revised drawings.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium and the parking of more than five (5) cars awaiting service.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, south east corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

**Hearing closed**—Laid over from April 5, 1960, to May 10, 1960, for inspection and decision; to June 7, 1960, for applicant to file revised plans in connection with entrance to parking lot so as to maintain the present brick wall on 38th Street; premises have been inspected.

## 819-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

**SUBJECT**—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

**PREMISES AFFECTED**—2566 Boston Road, and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39, and 41, Borough of The Bronx.

Laid over from May 17, 1960, to June 7, 1960, for continued hearing and for inspection; applicant to file new plans and new decision of Borough Superintendent.

## 310-59-BZ

**APPLICANT**—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

**SUBJECT**—Application May 5, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non automatic) office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

**PREMISES AFFECTED**—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

**ACTION OF BOARD**—Laid over from March 22, 1960; date to be set for new hearing; applicant to send out new notices; then set for May 24, 1960; then to June 7, 1960, for inspection and decision; hearing closed.

## 862-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution to permit in a retail use district, the



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reconstruction of an existing gasoline service station, lubritorium, car washing, office and salesroom and extend such uses to include minor auto repairs, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—96-23 to 96-31 (96-27 official) Queens Boulevard, and 95-04 to 95-12 63rd Road, northeast corner, Block 2088, Lot 22, Rego Park, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 814-59-BZ

**APPLICANT**—Irving G. Kay for 379 Fifth Ave. Corporation, owner; Flannery Parking System, lessee.

**SUBJECT**—Application November 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot.

**PREMISES AFFECTED**—388-402 Hudson Street, and 22-28 Clarkson Street, southeast corner, and 264-270 West Houston Street, Block 581, Lot 45, Borough of Manhattan.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 192-56-BZ—Vol. II

**APPLICANT**—Paul Friedman for Felnor Realty Corporation and Kathleen Wilson Bebis, owners; General Outdoor Advertising Company, lessee.

**SUBJECT**—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station without the required rear yard, lubritorium, non-automatic car washing, office and sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and ground sign, with signs and show windows within 75 feet of a residence use district for a stated term of twenty (20) years.

**PREMISES AFFECTED**—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 47-60-A

**APPLICANT**—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corporation, owners; General Outdoor Advertising Company, lessee.

**SUBJECT**—Application January 15, 1960—Appeal from a decision of the Borough Superintendent re—review of decision re—Zoning matter.

**PREMISES AFFECTED**—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## 2-60-BZ

**APPLICANT**—Henry Nordheim for Milson Service, Incorporated, owner.

**SUBJECT**—Application January 4, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, "B" area district, the construction of a one story, Class 3 building extending into the residence use district without the required rear yard to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use.

**PREMISES AFFECTED**—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of The Bronx.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 77-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Inc., owner.

**SUBJECT**—Application February 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.

**PREMISES AFFECTED**—156-03 Horace Harding Expressway North, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; applicant to file corrected plan and statement as to permanent height of building.

## 19-60-BZ

**APPLICANT**—Henry Nordheim for Emilia De Ponte, owner.

**SUBJECT**—Application December 28, 1959—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a residence use district the use of two existing garages on the rear of the property for the parking and storage of eight cars and the parking and storage of four cars on the unbuilt upon portion of the plot in addition to the present accessory parking.

**PREMISES AFFECTED**—252 East 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 91-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 92-60-BZ and 93-60-BZ.

**PREMISES AFFECTED**—759-769 Broadway, west side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 161-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application March 4, 1960—filed pursuant to



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section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

**PREMISES AFFECTED**—759-769 Broadway, west side, Block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan. Unit #1.

## 92-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 93-60-BZ.

**PREMISES AFFECTED**—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit #2.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 162-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

**PREMISES AFFECTED**—21-33 University Place, east side, Block Front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit 2.

## 93-60-BZ

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 92-60-BZ.

**PREMISES AFFECTED**—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan. Unit #3.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision.

## 163-60-A

**APPLICANT**—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

**SUBJECT**—Application March 4, 1960—filed pursuant to section 60 of the Multiple Dwelling Law for variation of section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

**PREMISES AFFECTED**—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place, and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, Unit #3.

## 837-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

**SUBJECT**—Application December 10, 1959—decision of the

Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

**PREMISES AFFECTED**—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of the Bronx.

**Hearing closed**—Laid over from May 3, 1960, to May 24, 1960, for inspection and decision; then to June 7, 1960, at the request of the applicant.

MAX H. FOLEY, *Chairman.*

## JUNE 7, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 7, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 640-59-A

**APPLICANT**—Samuel Garnett for 306 East 61st Street Corporation, owner.

**SUBJECT**—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—306-316 East 61st Street, south side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

### 804-59-A

**APPLICANT**—Hady H. Craigwell for Max Pearlstein, owner.

**SUBJECT**—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

**PREMISES AFFECTED**—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

### 76-60-A

**APPLICANT**—Benjamin W. Bernstein for Thomas Lainis, owner.

**SUBJECT**—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

**PREMISES AFFECTED**—23-46 126th Street, west side 215.17 feet north of (existing), 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

### 137-60-A

**APPLICANT**—Joseph Nirenberg for Clare Marks, owner.

**SUBJECT**—Application February 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, within a frame structure on the same lot.

**PREMISES AFFECTED**—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

### 179-60-A

**APPLICANT**—H. Kamenka for Adee Tower Apts., Incorporated, owner.

**SUBJECT**—Application March 10, 1960—Appeal from a decision of the Borough Superintendent—re use of double hung aluminum windows.

**PREMISES AFFECTED**—3000 Bronx Park East, northeast corner of Adee Avenue, Block 4543, Lots 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67 and 22-P, Borough of The Bronx.

### 121-59-A—Vol. II

**APPLICANT**—Hurley and Hughes for Jerome De Ruedas, owner.



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**SUBJECT**—Application reopened April 19, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re—Drop ladders.

**PREMISES AFFECTED**—256 Fulton Street, south side, 69.6 feet East of West Street, Block 82, Lot 12, Borough of Manhattan.

## 420-59-A—Vol. II

**APPLICANT**—A. L. Seiden for Bertha Best, owner.

**SUBJECT**—Application reopened March 8, 1960—Appeal from a decision of the Borough Superintendent, re—second means of egress.

**PREMISES AFFECTED**—41-43 Division Street, south side, 132 feet 2½ inches west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.

## 24-60-A

**APPLICANT**—Gabriel Nathan for Bernard Stern, owner.

**SUBJECT**—Application January 12, 1960—Appeal from a decision of the Borough Superintendent—re frame building, factory use.

**PREMISES AFFECTED**—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens.

## 64-60-A

**APPLICANT**—Sidney and Gerald M. Daub for Albert Topper, owner.

**SUBJECT**—Application January 28, 1960—Appeal from a decision of the Borough Superintendent—re change in use, from beauty parlor to dental lab.

**PREMISES AFFECTED**—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

## 75-60-A

**APPLICANT**—Sidney M. Shelov for Selig S. Burrows, owner.

**SUBJECT**—Application February 5, 1960—Appeal from a decision of the Borough Superintendent, re—Class 3 building, height, stairway and live load.

**PREMISES AFFECTED**—4 West 56th Street, south side, 125 feet west of Fifth Avenue, Block 1271, Lot 43, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

JUNE 21, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 657-58-BZ

**APPLICANT**—Philip Freshman for Eva Fox, owner.

**SUBJECT**—Application November 18, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

**PREMISES AFFECTED**—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

Laid over from May 3, 1960 to June 21, 1960, for hearing; applicant to send out notices.

## 500-59-BZ

**APPLICANT**—Unger and Unger, for L. Edward Dupuy, owner.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district, the erection of two multiple dwellings each of which exceeds the permitted floor area for an E area

district and the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—143-15 to 143-25 21st Avenue, and 144-01 21st Avenue, North West corner of Parsons Boulevard, Block 4191, Lot 27 (Tent), Whitestone, Borough of Queens.

## 501-59-BZ

**APPLICANT**—Unger and Unger, for L. Edward Dupuy, John F. and Mary W. Liston, Alvina Wacker Hartz, and Frank A. Hahn and Kathryn R. Hahn, owners.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district the occupied area of the proposed multiple dwellings in excess of that permitted, and under Section 9A of the Zoning Resolution to permit the proposed multiple dwellings, within two (2) miles of LaGuardia Airport, to be erected to a greater height than that permitted.

**PREMISES AFFECTED**—17-10 to 17-20 Parsons Boulevard, and 19-02 to 19-10 Parsons Boulevard, southwest corner of 15th Avenue, Block 4157, Lot 200 (tent), Whitestone, Borough of Queens.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, eastside, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

## 212-54-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for Sally Sherman and Leonard Goldberg, owners.

**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sales of accessories, minor auto repairs, storage and parking of motor vehicles with less than the required rear yard.

**PREMISES AFFECTED**—145-15 243rd Street, northeast corner of Mayda Road, Block 13568, Lot 27, Rosedale, Borough of Queens.

## 589-59-BZ

**APPLICANT**—Larry Meltzer, for Elias Goff and Ben Golub, owners.

**SUBJECT**—Application September 16, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot.

**PREMISES AFFECTED**—605-615 East 76th Street, north side, 40 feet, 6 inches east of Ralph Avenue, and 644-648 East 77th Street, southside, 279 feet 1 inch east of Ralph Avenue, Block 7981, Lots 21, 24, 47, and 49, Borough of Brooklyn.

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with busi-



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ness entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

## 3-60-BZ

**APPLICANT**—Arnold W. Lederer for Saul and Lawrence Levy, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding (no body or collision work, no painting or spraying) and office.

**PREMISES AFFECTED**—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

## 229-49-BZ—Vol. IV

**APPLICANT**—Joseph B. Klein for Peter I. Feinberg owner: J. and R. Stutz, Incorporated, lessee.

**SUBJECT**—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

**PREMISES AFFECTED**—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of The Bronx.

## 805-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Bulova Watch Company, Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of the executives, employees and students attending the owner's school of watch making.

**PREMISES AFFECTED**—40-41 to 40-47 61st Street, east side, 227.43 feet north of 43rd Avenue and 40-40 to 40-46 62nd Street, Block 1336, Lots 17 and 70, Woodside, Borough of Queens.

## 69-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owners.

**SUBJECT**—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

**PREMISES AFFECTED**—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

## 34-60-BZ

**APPLICANT**—Theodore L. Soontup for Lionel and Pearl Reblum, owners.

**SUBJECT**—Application January 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the construction of a one story extension to the rear of an existing two story dwelling exceeding the permitted area coverage.

**PREMISES AFFECTED**—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens.

## 791-59-BZ

**APPLICANT**—Larry Meltzer for Avenue Z Construction Company, owner.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of an extension to an existing one story and cellar building which structure as proposed occupies more than the permitted area.

**PREMISES AFFECTED**—2602-2612 East 16th Street and 1516-1524 Avenue Z, southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

## 886-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding these to minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—62-11 to 62-19 (62-17 official) Rockaway Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

## 818-59-BZ

**APPLICANT**—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System, Incorporated, lessee.

**SUBJECT**—Application December 7, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the use of the surplus parking space of the accessory garage to a multiple dwelling for transient parking.

**PREMISES AFFECTED**—220-226 Lexington Avenue, and 135-139 East 33rd Street, northwest corner, Block 889, Lot 15, Borough of Manhattan.

## 333-60-A

**APPLICANT**—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System Incorporated, lessee.

**SUBJECT**—Application May 3, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 60, Par. 1, subdivision (d), re—transient parking, multiple dwelling.

**PREMISES AFFECTED**—135-139 East 33rd Street, and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan.

## 600-57-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for John Dugack, Steve Wasilchuck and Natalie Wasilchuck, owners.

**SUBJECT**—Application reopened January 5, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sales of auto accessories, minor auto repairs with hand tools only, ground sign and parking of cars awaiting service.

**PREMISES AFFECTED**—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

## 838-47-BZ—Vol. II

**APPLICANT**—Robert J. Crinnion for G. and R. Panacchia, owners: Stone Castle Service Station, lessee.

**SUBJECT**—Application reopened December 8, 1959, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story ex-



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tension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools and auto laundry, to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry.

**PREMISES AFFECTED**—2008 Eastchester Road, northeast corner of Stillwell Avenue, Block 4218, Lot 1, Borough of The Bronx.

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Greene for R. & P. Associates, Incorporated, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

**PREMISES AFFECTED**—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

## 157-60-BZ

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

**SUBJECT**—Application March 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, in an existing one story and basement church, the change in occupancy to theatre with lounge and dressing rooms.

**PREMISES AFFECTED**—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan.

## 158-60-A

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

**SUBJECT**—Application March 3, 1960—Appeal from decision of the Borough Superintendent—re Class III construction, building for use as theatre, more than 20 feet in height.

**PREMISES AFFECTED**—206-208 East 11th Street, south side, 129 feet east of Third Avenue, Block 466, Lot 12, Borough of Manhattan.

## 183-60-BZ

**APPLICANT**—J. M. Berlinger for Ten Fifth Avenue Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing four story and basement multiple dwelling with stores on the ground floor to provide a building line front for store number six (6), the extension to cover the balance of the plot.

**PREMISES AFFECTED**—1 West 8th Street and 10 Fifth Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan.

## 184-37-BZ—Vol. II

**APPLICANT**—A. H. Salkowitz for Cedarcroft Associates, Inc., owner.

**SUBJECT**—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the use of portion of the cellar as an architect's office.

**PREMISES AFFECTED**—170-10 Cedarcroft Road, southeast corner of Homelawn Street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

## 146-38-BZ—Vol. II

**APPLICANT**—Larry Meltzer for Irving Wasserman, owner.

**SUBJECT**—Application reopened May 24, 1960 for consideration as to amendment of resolution and extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

**PREMISES AFFECTED**—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

## 424-52-BZ

**APPLICANT**—Lyman and Tenenbaum for Samuel Danzig, owner; Beverly Trading Corp., lessee.

**SUBJECT**—Application reopened May 24, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

**PREMISES AFFECTED**—43-45 West 67th Street, north side, 100 feet east of Columbus Avenue, Block 1120, Lot 5, Borough of Manhattan.

## 378-47-BZ

**APPLICANT**—Lama, Proskauer and Prober for Rose Sempliner, owner.

**SUBJECT**—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires October 4, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

**PREMISES AFFECTED**—2863-2873 West 31st Street, east side, 100 feet north of Mermaid Avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn.

## 369-36-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Inc., owner.

**SUBJECT**—Application reopened May 24, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

**PREMISES AFFECTED**—2306-2320 Arthur Kill Road and 1157-1165 Rossville Avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond.

MAX H. FOLEY, *Chairman.*

JUNE 21, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 21, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 757-59-A

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

**SUBJECT**—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

**PREMISES AFFECTED**—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of The Bronx.



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## 174-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent—re frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—187 Beach 61st Street, West side, 106.0 feet (100.61 ft.) south of Rockaway Beach Boulevard, Block 15904, Lot 25, Rockaway, Borough of Queens.

## 175-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent—re frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—189 Beach 61st Street, west side, 82 feet (76.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 23, Rockaway Beach, Borough of Queens.

## 176-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—191 Beach 61st Street, west side, 58 feet (52.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 21, Rockaway Beach, Borough of Queens.

## 177-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—195 Beach 61st Street, west side, 34.0 feet (28.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 20, Rockaway Beach, Borough of Queens.

## 178-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—197 Beach 61st Street, southwest corner of Rockaway Beach Boulevard, Block 15904, Lot 19, Rockaway Beach, Borough of Queens.

## 815-59-A

APPLICANT—Leonard F. Rothkrug for Corona Bowling Academy Incorporated, owner; Corona Lanes, lessee.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.

PREMISES AFFECTED—37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue, Block 1484, Lot 44, Corona, Borough of Queens.

## 218-60-A

APPLICANT—Herman E. Horwood for Ralph Ortiz, owner.

SUBJECT—Application March 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—649 Prospect Avenue, west side, 38 feet 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of the Bronx.

## 245-60-A

APPLICANT—Julius S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.

SUBJECT—Application April 1, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.

PREMISES AFFECTED—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

## 251-60-A

APPLICANT—Albert B. Bauer for Department of Public Works; City of New York, owner.

SUBJECT—Application April 5, 1960—Appeal from a decision of the Fire Commissioner, re—Interior fire alarm system.

PREMISES AFFECTED—Blocks bounded by New York Avenue, Winthrop Street, Albany Avenue and Clarkson Avenue, Block 4829, Lot 1, Borough of Brooklyn (Kings County Hospital Grounds).

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, MAY 24, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 10, 1960 were approved as printed in the Bulletin of May 19, 1960, Vol. 45, No. 20.

## 192-56-BZ—Vol. II

APPLICANT—Paul Friedman for Felnor Realty Corporation and Kathleen Wilson Bebis, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, without the required rear yard, lubritorium, non-automatic car washing, office, sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor

vehicles and ground sign, with signs and show windows within 75 feet of a residence use district for a stated term of twenty (20) years.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine and Theodore Tannor.

For Opposition: Samuel Siven, Stanley Steingut, Fay Singer, Jennie Moss, Frances Silverman, Shirley Nelson, Lillian Lehrman, Rosario Ruffo, Marie Conway, Theresa and Antonio Maschio, Rose Wall, Carole Riggio, Theresa DeSimone, Anthony Cannizzaro, Frank Strychaluk, Lillian Wides, Gertrude Platt, Josephine D'Amato, Laura and Michael Zaccheo, Maria Proce, Fortunato Mancino, Patrick Day, Ciro DiQuilio, Morris Richter, Irvine Fever, Michael N. Appice, Arthur Pellizzi, Nunzio Savino, Harry Cohen, Joseph Wall, Anthony J. Russo, Vincent Renda, Patrick A. Carney, Mrs. Frederick Bott and Arthur J. P. Smith.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.



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## 47-60-A

APPLICANT—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corporation, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application January 15, 1960—appeal from a decision of the Borough Superintendent re—review of decision re-zoning matter.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Paul Friedman, Arthur Levine and Theodore Tannor.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 310-59-BZ

APPLICANT—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

PREMISES AFFECTED—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: Patrick Gallagher, G. Weiland, Frank Cicero, Walter Maksimuk, Anne Maksimuk, David Levindow, Samuel Maksimuk, Rino Ganio, Catherine Maksimuk and Rosalie Ganio.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 814-59-BZ

APPLICANT—Irving G. Kay for 379 Fifth Ave. Corporation, owner; Flannery Parking System, lessee.

SUBJECT—Application November 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot.

PREMISES AFFECTED—388-402 Hudson Street and 22-28 Clarkson Street, southeast corner and 264-270 West Houston Street, Block 581, Lot 45, Borough of Manhattan.

### APPEARANCES—

For Applicant: Irving G. Kay.

For Opposition: Mary Towner.

For Administration: John J. Saunders, B'd of Education.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubritorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. at the request of the applicant.

## 861-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

PREMISES AFFECTED—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 862-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, office, salesroom and extend such uses to include minor auto repairs, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—96-23 to 96-31 (96-27 official) Queens Boulevard and 95-04 to 95-12 63rd Road, northeast corner, Block 2088, Lot 22, Rego Park, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Sol Katz.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 2-60-BZ

APPLICANT—Henry Nordheim for Milson Service, Incorporated, owner.

SUBJECT—Application January 4, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, B area district, the construction of a one story, Class 3 building, extending into the residence use district without the required rear yard, to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use.

PREMISES AFFECTED—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Frederico Jimenes (Amicus Curiae).

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 19-60-BZ

APPLICANT—Henry Nordheim for Emilia De Ponte, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a residence use district, the use of two existing garages on the rear of the property for the parking and storage of eight cars and the parking and storage of four cars on the unbuilt upon portion of the plot in addition to the present accessory parking.

PREMISES AFFECTED—252 East 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx.



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## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Harold S. Nielson and Henry Nielson.  
(Amicus Curiae.)

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision hearing closed.

## 77-60-BZ

APPLICANT—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Inc., owner.

SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.

PREMISES AFFECTED—156-03 Horace Harding Expressway, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug, Harriet Pollack, Vera Fein, Sylvia Weinstein, Pearl Einhorn, Belle Charlack, Pauline Bondorowsky, Esther Poriffsky, Beatrice Gussin, R. Callan, Lillian Goodsmith, Jack Pearlman, Rhea Festberg, Fay Nathan, Nettie Roth, Donald J. Steingisser, Leonard Rosenblum and Joseph Pollack.

For Opposition: Mrs. Edna Maher, Mrs. Ann Kadjuhowitz, Mrs. P. Mahnquist, Robert W. Reichenbach, Ernest Calen, Albert J. Muench, Michael Pipia, Dominick Lovecchio, Charles A. Flynn, Mrs. A. Emde, J. Stradella and John J. Clabby.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision applicant to file corrected drawing and statement as to permanent height of building; hearing closed.

## 91-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 92-60-BZ and 93-60-BZ.

PREMISES AFFECTED—759-769 Broadway, west side, block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, (Unit #1).

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 161-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—759-769 Broadway, west side, block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, (Unit #1).

## APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 91-60-BZ; hearing closed.

## 92-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking, for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 93-60-BZ.

PREMISES AFFECTED—21-33 University Place, east side, block front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan, (Unit #2).

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 162-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupant of Multiple Dwelling.

PREMISES AFFECTED—21-33 University Place, east side, block front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan, (Unit #2).

## APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for inspection and decision in conjunction with 92-60-BZ; hearing closed.

## 93-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking, for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 92-60-BZ.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, (Unit #3).

## APPEARANCES—

For Applicant: Max Siegel.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 163-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet, 7¾ inches, east of University Place and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, (Unit #3).



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## APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A. M. for inspection and decision, in conjunction with Cal. No. 93-60-BZ; hearing closed.

## 379-33-BZ—Vol. IV

APPLICANT—Lama, Proskauer and Prober for Anna Haurylak, owner.

SUBJECT—Application reopened October 20, 1959 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station with the conjunctive uses of lubritorium, minor auto repairs, car washing, storage room, office, sales and parking of cars awaiting service for a stated term of twenty (20) years.

PREMISES AFFECTED—79-10 Astoria Boulevard, southeast corner of 79th Street, Block 1032, Lot 54, Jackson Heights, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy and Alfred A. Lama.

For Opposition: Sidney J. Sherman and Samuel Bodian, Park Dep't.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 16, 1960 after due notice by publication in the Bulletin; laid over to March 1, 1960 for inspection and decision; hearing closed; then to March 8, 1960 at request of the applicant; to submit additional information and for continued hearing; then to March 22, 1960 for re-inspection and decision; then to May 24, 1960 at the request of the applicant; and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated September 23, 1959 acting on N.B. Applic. No. 1919-59, reads:

"1. The proposed erection of a gasoline service station in a Res. use district with accessory lubritorium, minor auto repairs, car washing, storage room, office & sales & parking of cars awaiting service is contrary to Art. II Sec. 3 Zone Res.

"2. The proposed ground sign and curb cuts for the business use in a Residence use district is contrary to Art. II Sec. 3 Zone Res."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 1919-59, Objections Nos. 1 and 2 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 587-42-BZ

APPLICANT—Louis R. Siegel for Dorothy A. Siegel, owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expires June 14, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, for a term of years, the conversion of occupancy of part of an existing building to a motor vehicle repair shop.

PREMISES AFFECTED—551 East 149th Street and 555 St. Ann's Avenue, northwest corner, Block 2276, Lot 57, Borough of The Bronx.

## APPEARANCES—

For Applicant: Louis R. Siegel.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation June 14, 1960; and

WHEREAS, this application was reopened on April 26, 1960 and set for hearing on May 24, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1960 acting on Alt. Applic. No. 426-42, reads:

"1. The proposed extension of a certificate of occupancy for a Motor vehicle repair shop in a business use district is contrary to Section 4 of the Zoning Resolutions and Board of Standards and Appeals Calendar BZ 587-42.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 19, 1943, as amended through June 14, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 602-51-BZ—Vol. I

APPLICANT—Robert Gottlieb for Hermany Farms, Inc., owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expired May 10, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7a and 7h of the Zoning Resolution, permitting in a residence use district, the alteration to existing building by enlarging the present second floor, (previously granted by the Board and the parking and storage of motor vehicles used in conjunction with milk bottling premises on Lot 25 for a term of years).

PREMISES AFFECTED—2338 Hermany Avenue, south side, 341 feet west of Zerega Avenue, Block 3697, Lots 9, 21 and 25, Borough of The Bronx.

## APPEARANCES—

For Applicant: Arthur Schwartz.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on February 13, 1952, as thereafter amended through May 10, 1955, this application (Vol. I) was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 10, 1960; and

WHEREAS, this application was reopened on April 26, 1960 and set for hearing on May 24, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application



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on May 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on Alt. Applic. No. 1174-55, reads:

"1. Parking and storage of more than five motor vehicles, milk distribution plant and motor vehicle repair shop located in a residence use district is contrary to Art. II Sect. 3 of the S.R. and Bd. Cal. #602-51-BZ which has expired."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on February 13, 1952 as amended through May 10, 1955, only as to the term of the variance, so that as amended it shall read:

"granted under Sections 7a and h for a term of ten years from the date of this amended resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 197-54-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Bartley Holding Corporation, owner.

SUBJECT—Application reopened December 8, 1959 as Volume III—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the premises constructed and maintained in part as a gasoline service station with conjunctive uses and in part as a doctor's office building by converting the doctor's office building to an office building and maintenance of a business sign.

PREMISES AFFECTED—58-12 to 58-30, (58-12 to 58-20, official) Francis Lewis Boulevard and 58-15 to 58-37 Hollis Court Boulevard, northwest corner, Block 7450, Lot 11, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on Alt. Applic. No. 2182-59, reads:

"1. The proposed change of use from—Professional Offices, gasoline station, lubritorium, minor auto repairs, car washing, storage, office & sales and parking and storage of motor vehicles to—offices, gasoline station, lubritorium, minor auto repairs, car washing, storage, office & sales, parking and storage of motor vehicles and the proposed new business sign for office building, 3 sq. ft. in area, in a lot located in a Residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution and is not in accordance with Board of Standards and Appeals variance under Cal. #197-54-BZ, Vol. II."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, for a term of 15 years, to permit in a residence use district, the change in use of the premises constructed and maintained in part as a gasoline service station with conjunctive uses, and in part, as a doctors' office building, by converting the doctors' office

building to an office building with owner occupancy and maintenance of a business sign, on condition that the work shall be done in accordance with drawings filed with this application dated November 20, 1959, 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 444-54-BZ

APPLICANT—Liroff and Liroff for Willie Earl Robinson, owner; Herman Jacoby, lessee.

SUBJECT—Application reopened April 26, 1960 for extension of term of variance, expired May 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use district, the maintenance of existing hand laundry in basement.

PREMISES AFFECTED—517 Manhattan Avenue, west side, 84 feet north of West 121st Street, Block 1948, Lot 17, Borough of Manhattan.

### APPEARANCES—

For Applicant: Jacob S. Liroff.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

### THE RESOLUTION—

WHEREAS, on May 3, 1955 this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that there has been a change in the ownership of the aforesaid property as follows: that by deed dated September 30, 1955 and recorded October 4, 1955, in Liber 4937 of Conveyances, Page 582, in the Register's Office, New York County, the owner of the premises at the time the above variance was granted to wit: Fred D. Robinson, conveyed the fee to his son, Willie Earl Robinson, who is still the owner thereof; and

WHEREAS, this application was reopened on April 26, 1960 and set for hearing on May 24, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960, acting on Certificate of Occupancy #286-60, reads:

"Under Cal. #444-54-BZ the Board of Stds & Appeals granted a variance on above premises. This variance expires May 3, 1960. In order to obtain a new certificate of occupancy for above premises it will be necessary to refer back to the Board and apply for an extension of the variance."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on May 3, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit . . . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 832-57-BZ

APPLICANT—Richard B. Rutledge for St. John Baptist Church, owner.

SUBJECT—Application reopened April 26, 1960 for consideration as to extension of term of variance, expired April 22, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles of the pleasure type only.

PREMISES AFFECTED—455 West 152nd Street, north



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side, 151 feet west of St. Nicholas Avenue, Block 2067, Lot 16, Borough of Manhattan.

## APPEARANCES—

For Applicant: Richard B. Rutledge.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on April 22, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that in view of the fact that there has been no change in the conditions surrounding the granting of the variance, and in view of the fact that the lot has been maintained in accordance with said variance, it is requested that an extension of term be granted for a further period from April 22, 1960; and

WHEREAS, this application was reopened on April 26, 1960 and set for hearing on May 24, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1960, acting on Alt. Applic. 1192-57, reads:

"The time limit set by the Board of Standards & Appeals in its resolution Cal. #832-57-BZ, will expire April 22, 1960.

"Application for a certificate of occupancy beyond above date must be referred back to the Board for extension of time."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on April 22, 1958, only as to the term of the variance, so that as amended it shall read:

"granted for a term of two (2) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 1-58-BZ—Vol. II

APPLICANT—Reginald S. Hardy for Isadore A. and Max J. Raff, owners; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market of store located on the premises and the erection of two signs.

PREMISES AFFECTED—99-30 Corona Avenue, 48-02 to 48-16 102nd Street, southwest corner and 99-01 to 99-15 Alstyne Avenue, Block 1926, Lots 10 and 13, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: R. S. Hardy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; then to May 24, 1960 at the request of the applicant; to submit amended decision and revised drawing; and

WHEREAS, the decision of the Borough Superintendent,

dated October 28, 1959, acting on Alt. Applic. No. 1942-59, reads:

"1. Patron parking in a Res. use district is contrary to Art. II Sec. 3 Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7c, to permit in a local retail and residence use district, the extension of the existing parking lot used by the patrons of the retail market located on the premises, and the erection of two signs, on condition that the work shall be done in accordance with drawings filed with this application dated February 26, 1960, one sheet, March 17, 1960, one sheet, and May 20, 1960, 2 sheets revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 735-59-BZ

APPLICANT—Charles A. Buckley, Jr., for Dominick Canavo, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under Sections 7e, 7f, and 7i of the Zoning Resolution, to permit in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—902 Soundview Avenue, northeast corner of Story Avenue, Block 3662, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: C. A. Buckley, Jr. and Richard Crino.

For Opposition: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 15, 1959 acting on N.B. Applic. No. 1227-59, reads:

"1. Proposed gas station, office and sales, lubritorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage for more than five motor vehicles in a retail use district is contrary to Art. II Sect. 4-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e, f and i, for a term of 20 years, to permit in a retail use district, the erection of a gasoline service station, lubritorium, minor auto repairs with hand tools only, sales of auto accessories, auto laundry and parking and storage of more than five



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motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 12, 1959, 5 sheets, and March 23, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 748-59-BZ

APPLICANT—Lawrence M. Rothman for Peter Kenny and Max Freeman, owners; Royal State Bank; owner under contract.

SUBJECT—Application November 9, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330, to bank and made part of present bank in bank and store building on adjoining Lot 30.

PREMISES AFFECTED—319-323 East 148th Street, northside, 300 feet west of Courtlandt Avenue and 326-328 East 149th Street, southside, 225 feet west of Courtlandt Avenue, Block 2330, Lots 57 and 30, Borough of The Bronx.

### APPEARANCES—

For Applicant: Lawrence M. Rothman and Irving H. Stoltz.

For Opposition: None.

For Administration: Harvey Fox, N. Y. C. Housing Authority.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 7, 1959 acting on Alt. Applic. No. 972-59, reads:

"1. Proposed change of use and extension from non-storage garage & parking of cars to offices and customer parking in a building located partly in a residence use district is contrary to Art. II Sect. 3 of the Z.R. & Bd. of S. & A. Cal. #653-25-BZ."

and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 acting on Alt. Applic. No. 973-59, reads:

"1. Extension of offices, stores & bank in a building partly in a residence use district is contrary to Art. II Sect. 3 of the Z.R. & Cal. #298-50-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a residence and business use district, the change of use of the garage building on Lot 57 in Block 2330, to bank, and made part of the present bank and store building on adjoining Lot 30, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 9, 1959, 9 sheets, and May 6, 1960, one sheet; that the sign on East 148th Street shall be limited to two feet in height; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 779-59-BZ

APPLICANT—Albert J. Mario for Joseph E. DiFiore, owner.

SUBJECT—Application November 25, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, ear wash, storage room, office, sales, sign and parking and storage of motor vehicles on portion of the open area, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-203 Hamilton Avenue, and 60-66 Coles Street, southeast corner, Block 372, Lots 22, 23, and 25, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Albert J. Mario.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; applicant to file revised drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 2, 1959 acting on N.B. Applic. No. 2732-59, reads:

"1. Proposed building and premises, in a Residence zone, to be used for Gasoline service station, minor auto repairs, lubrication, auto laundry, sales and storage is contrary to Art. II, PP. 3 of the Zoning Resolution.

"2. Proposed signs in a residence zone violate Art. II, PP. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the committee, on inspection, has found that the driveway to the school grounds is used as a loading driveway and not as an entrance to the school; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, minor auto repairs, car wash, storage room, office, sales, sign, and parking and storage of motor vehicles in portion of the open area, for a stated term of twenty years, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 25, 1959, 5 sheets and May 9, 1960, one sheet revised; that the diameter of the trees shown on the drawing on Coles Street shall not be less than three inches; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 809-59-BZ

APPLICANT—Robert J. Crinnion for M. Cassetta and L. Michaels, owners; Gamble and D'Agostino, lessee.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing one-story store building to a funeral parlor for a term of fifteen (15) years.

PREMISES AFFECTED—290 East 151st Street, south side, 244.75 feet east of Morris Avenue, Block 2410, Lot 19, Borough of The Bronx.



# MINUTES

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; then to May 24, 1960 at request of the applicant; to submit revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959 acting on Alt. Applic. No. 175-59, reads:

"1. Proposed change of use of premises for a funeral parlor, offices and lounge within a Residence Use District is contrary to Art. II Section 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, to permit in a residence use district, the change in use of an existing one story store building, to a funeral parlor, for a term of fifteen years, on condition that the work shall be done in accordance with drawings filed with this application dated December 4, 1959, 5 sheets, and May 20, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 826-59-BZ

APPLICANT—Leonard F. Rothkrug for Arnold Finfer and Benjamin Weinstein, owners; Ben-Art Auto Sales, Incorporated, lessee.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Sections 7e, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales, to minor auto repairs hand tools only, lubritorium, non-automatic car washing, touch-up painting and spraying, sales and display of new and used cars with show window within 75 feet of the residence zone.

PREMISES AFFECTED—5709 Church Avenue, northwest corner of Kings Highway, Block 4683, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to April 26, 1960 for hearing at the request of an objector; then to May 17, 1960 for inspection and decision; applicant to file new elevations; hearing closed; then to May 24, 1960 for decision; applicant to file revised drawings showing connection with adjacent building; and

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1959 acting on N.B. Applic. No. 2902-59, reads:

"1. Proposed building and premises, partly in a Retail and partly in a Residence Zone, to be used for minor motor vehicle repairs (hand tools only), lubritorium, non-automatic car washing, touch up painting and spraying, sale and display of new and used cars, and proposed signs are contrary to Art. II, PP. 3 and PP. 4-A as per PP. 4-a, subsection 29 of the Zoning Resolution.

2. Show windows and business entrances & curb cuts within 75' of a Residence zone is contrary to Art. II, PP. 7-A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions e, i and A of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Sections 7e, i and A for a term of ten years, to permit in a retail and residence use district, the change in use from used car sales, auto washing, car greasing and sales to minor auto repairs with hand tools only, lubritorium, non-automatic car washing, touch-up painting and spraying, sales and display of new and used cars, with show window within 75 feet of the residence zone, on condition that the work shall be done in accordance with drawings filed with this application dated December 1, 1959, 2 sheets, May 4, 1960, one sheet revised, and May 20, 1960, 2 sheets revised; that all the rules of the Department of Air Pollution Control shall be complied with; that a brick wall shall be constructed from the west wall of the accessory building to the north end of the east wall of the building on Lot 70, with a three foot gate; that the proposed board fence shall be eliminated and a hedge shall be planted along the north property line adjoining Lot 76 and continued to Kings Highway; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 910-59-BZ

APPLICANT—Frederick A. Ketcher for Joseph, Jack and Irving Sloan, owners.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a food market for a term of twenty years.

PREMISES AFFECTED—227 East Cross Bronx Expressway, northwest corner of Weeks Avenue, Block 2796, Lots 50, 51 and 52, Borough of The Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Applicaton denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1959 acting on N.B. Applic. No. 1644-59, reads:



# MINUTES

"1. In a residence use district the proposed erection of a food market is contrary to Sect. 3, Art. II of the Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 1644-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 6-60-BZ

APPLICANT—Leonard F. Rothkrug for Hagish Realty Company, Incorporated, owner; A. L. S. Steel Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a manufacturing use, D area district, the erection of a building occupying more than the permitted area.

PREMISES AFFECTED—126-09 34th Avenue, north side, 40 feet east of 126th Street, Block 1820, Lots 40 and 1, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Abe Eisenberg.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1959 acting on N.B. Applic. No. 3254-59, reads:

"1. Proposed extension to cover 100% of the lot in a D area district is contrary to Art. 4, Sec. 14 of the Z.R."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a manufacturing use, D area district, the erection of a building occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 8-60-BZ

APPLICANT—Leonard F. Rothkrug for H and W Building Corporation, owner; Strauss Stores Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor motor vehicle repairs, with hand tools only, including auto seat cover installation, tire changing and installation of auto mufflers and tail pipes to existing retail

sales with accessory patron parking, all for a temporary term of ten (10) years.

PREMISES AFFECTED—762 to 772 Sheffield Avenue, northwest corner of Linden Boulevard, Block 4321, Lot 22, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1959 acting on Alt. Applic. No. 2503-59 reads:

"1. Proposed store, stockroom, installation of auto seat covers & tires and the installation of automobile mufflers & tail pipes, violates Art. 2 Sect. 4a of zone resolutions."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7i of the Zoning Resolution, to permit in a business use district, the addition of minor motor vehicle repairs with hand tools only, including auto seat cover installation, tire changing, installation of auto mufflers and tail pipes to existing retail sales, with accessory patron parking, for a term of ten years *on condition* that the building conform to drawings filed with this application dated December 30, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 37-60-BZ

APPLICANT—Victor E. Block for Jacob Starr, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Sections 7f, 7i and 7A of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, minor auto repairs with hand tools, ground sign and parking of cars awaiting service with show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—295-299 East 165th Street, northeast corner of College Avenue, Block 2433, Lot 1, Borough of The Bronx.

### APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 24, 1960 for inspection and decision; applicant to file new elevation; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated December 29, 1959 acting on N.B. Applic. No. 1282-58, reads:

"1. The proposed gasoline service station, lubritorium, office, motor vehicle repair shop with hand tools only, car wash in a Business use district is contrary to Art. II Sec. 4 of the Zon. Res."

2. The proposed show window within 75 feet of a residence use district is contrary to Art. II Sec. 7A of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, i and A of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on N.B. Applic. 1282-58, Objections Nos. 1 & 2 be and it hereby is affirmed and that the application be and it hereby is denied.

Adjourned: 12:30 P.M.

Joseph J. Doyle, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON MAY 24, 1960, 2 P.M.

Present: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 236-38-SM—Vol. II

APPLICANT—United States Gypsum Co., owner.

#### APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Application reopened and Resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 236-38-SM-Vol. II—Amendment to resolution as to additional construction and fire rating.

W. W. Bainbridge for United States Gypsum Co requested that the resolution adopted February 27, 1940 and amended through January 26, 1960 under Calendar Number 236-38-SM Vols. I & II be reopened and amended so as to include an additional fire resistive rating.

USE: Incombustible roof deck, having 2 hour fire resistive rating with no ceiling below, and 3 hours with a suspended lath and plaster ceiling.

DESCRIPTION: The present construction for a 2 hour fire endurance rating is identical to previously approved construction, except that the 12 gauge x 14 gauge x 4" x 8" wire fabric reinforcing is dimpled so as to hold the fabric approximately 1/2" from the 1/2" gypsum formboard, and 2 1/2" of Pyrofill gypsum concrete is then poured over the formboard, completely embedding the mesh and the bulb tees. The total thickness of the slab is 3" including the formboard. The underside of the bulb tees or ASCE rails (spaced 32 5/8" o.c.) are unprotected.

The gypsum formboard is 1" x 24".

INSPECTION AND TEST: A fire endurance test was conducted at the National Bureau of Standards, Report No. 406, which is on file with and is part of the record, on a Poured-in-Place Gypsum Roof Deck slab. The construction included bulb tee rails spaced 32 5/8" o.c. welded on alternate sides to three steel beams, which were placed within the furnace. 1/2" x 32" wide gypsum formboard (previously approved) was placed on the top of the lower flange of the

bulb tees; dimpled wire reinforcing mesh, described above, was placed over the formboard and bulb tees and 2 1/2" (measured from top of formboard) Poured-in-Place gypsum concrete was poured over the construction. The beam protection, previously approved, consisted of reinforced gypsum concrete poured solidly around the lower three sides of the beams to a thickness of 2 inches from the edges and bottom of the beam flanges. There was no ceiling below this construction; the bottom flanges of the bulb tees were exposed to the fire.

The construction was tested for fire endurance in accordance with the provisions of ASTM E119 and the Administrative Building Code and failed at 2 hours 18 minutes due to temperature rise of one thermocouple on the unexposed side.

RECOMMENDATION: On the basis of the test reports and data furnished by the applicant, the Committee on Test recommends that the resolution adopted February 27, 1940 and amended at various times through January 26, 1960 under Calendar Number 236-38-SM—Vols. I and II be further amended as to an unprotected gypsum roof deck with not less than 2 1/2" gypsum concrete over an incombustible formboard as providing 2 hours fire resistance for roofs and floors of Class 2 construction, as provided under Section C26-240.0 and previously approved constructions protected with a 3 hour lath and plaster ceiling, (as provided under Section 26-575.0, provided 3 hours fire resistance for floors and/or roofs in Class I and all other classes of construction and further when the formboard is wood fiber (fire treated) the limitations shall be as follows:

| Class of Construction | Ceiling Area (sq. ft.) |
|-----------------------|------------------------|
| 1                     | 5,000*                 |
| 2                     | 5,000*                 |
| 3                     | 6,000                  |
| 4                     | no limit               |
| 5                     | 6,000                  |
| 6                     | 6,000                  |

\* In school building where the ceiling is 20 ft. clear above the floor these areas may be increased 50%, provided that all other provisions of the resolution adopted February 27, 1940 and amended at various times through January 26, 1960 under Calendar Number 236-38-SA—Vol. II be compiled with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

### 236-39-SM

APPLICANT—Wheeling Corrugating Co., owner.

#### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

#### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

#### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 236-39-SM—Amendment to resolution as to additional lathing accessories.

Wheeling Corrugating Co. requested that the resolution adopted March 9, 1943 and amended May 4, 1943 under Calendar Number 236-39-SM be reopened and amended so as to include additional lathing accessories. The application was reopened by a vote of the Board, September 23, 1958.



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USE: The material is to be used for lathing.

DESCRIPTION: The material consists of the following:

1. Wheeling Galvanized Snap-In Track for Bar-Z-Studs manufactured of 22 gauge and is made in sizes of 2½", 3¼" and 4". This track has been developed to eliminate the shoes which are normally needed to hold the Z Bar Studs in place at the floor and ceiling. This track has the same punching as the present track but is slightly deeper and is embossed at intervals which provides a friction grip for the studs.

2. Bar Z Staggered Stud Clips—Used for staggering a 2½" Bar Z within the confines of a 3¼" and 4" Bar-Z Snap-In Track. This clip is also made of 22 gauge steel.

3. Wheeling Galvanized Double-Ex Corner Bead made of 26 gauge is similar to the presently approved corner bead with additional perforated and formed integral stiffening ribs placed near the outer portion of the expanded wing.

INSPECTION AND TEST: Samples of the material were examined by Ass't. Engr. J. A. Darts and they were found to comply as to gauge and detail drawings as submitted by the applicant.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 9, 1943 and amended May 4, 1943 under Calendar Number 236-39-SM be amended so as to include the additional lathing accessories as herein described, on condition that the requirements of the resolution adopted March 9, 1943 and amended May 4, 1943 under calendar Number 236-39-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 135-40-SM

APPLICANT—United States Plywood Corp., owner.

APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker. 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
135-40-SM—Amendment to resolution as to change of ownership and permission to use the Regular Brick as an SW Brick.

United States Plywood Corp. requested that the resolution adopted March 4, 1952 under Calendar Number 135-40-SM be reopened and amended so as to show a change of ownership and permission to use the Regular Brick as a Class SW or A Brick. The application was reopened by a vote of the Board, September 15, 1959.

DESCRIPTION: There has been no change in the materials used or the method of manufacture of the bricks from those previously approved. The approval granted March 4, 1952 under Calendar Number 135-40-SM shows that the regular brick complies with ASTM C73-39 Specifications for SW Brick.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 4, 1952 under Calendar Number 135-40-SM be amended so as to permit the approved regular size brick to be used as a SW Brick as defined under ASTM C73-39. The Committee further recommends that, as United States Plywood Corp. has filed an

affidavit showing that purchase of National Brick Corp., the new owner-manufacturer be known as Cincree Corp., a wholly owned subsidiary of United States Plywood Corp., on condition that the requirements of the resolution adopted March 4, 1952 under Calendar Number 135-40-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 331-45-SA

APPLICANT—Fostoria Corp., owner.

APPEARANCES—

For Applicant: Peter S. Gluck and Robert W. Jeffery.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner  
Sleeper, Commissioner Fox and Commissioner Becker. 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
331-45-SA—Fostoria Corp., Madison, New Jersey, requested by letter, that the resolution adopted January 22, 1946 and amended July 7, 1959 under Calendar Number 331-45-SA be reopened and amended so as to permit the use of the Fostoria Even Ray System (Infra Red Heating Equipment) for drying coated materials that are not incombustible and also to permit the use of tubular quartz infra red lamps in addition to the globe type glass lamps, previously approved.  
DESCRIPTION: The request to permit the use of the Fostoria Even Ray System for drying coated materials other than incombustible is based on the amended Paint Spray and Dipping Rules of the Board.

The tubular quartz infra red lamps are designed to operate at higher filament temperatures and are made up of a tungsten filament properly suspended in a fused quartz tube and sealed in inert gas. In a typical application the lamps are installed with special reflectors in tunnel type ovens to dry coated paper passing through on fast running conveyors limiting the maximum surface temperature to 325°F. Such ovens are ventilated and designed in accordance with the requirements of the Paint Spray and Dipping Rules of the Board.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted January 22, 1946 and amended July 7, 1959 under Calendar Number 331-45-SA be amended so as to permit the use of the Fostoria Even Ray System for drying coated materials other than incombustible in accordance with the Paint Spray and Dipping Rules of the Board and also to permit the use of the Tubular Quartz Infrared Lamps in continuous process ovens as described, on condition that the requirements of the present Paint Spray and Dipping Rules and those of the resolution adopted January 22, 1946 and amended July 7, 1959 under Calendar Number 331-45-SA, other than the reference to the use of the equipment for drying incombustible materials, be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.



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Resolved that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 294-52-SM—Vol. II

APPLICANT—National Brick Corporation, Long Island City, N. Y., owner.

### APPEARANCES—

For Applicant: James A. Fitzpatrick.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

294-52-SM—Vol. II—National Brick Corporation filed for approval of the Nabcor Steam Cured Sand-Grit Concrete Units under the provisions of Section C26-476 Administrative Building Code and Rule 9.3 of the Masonry Rules of the Board. The application was dismissed for lack of prosecution but was reopened at the request of the applicant under Calendar Number 294-52-SM—Vol. II.

USE: To be used as filler blocks in one and two way ribbed floor construction.

DESCRIPTION: The units are composed of a mixture of approved portland cement and fine and coarse aggregate consisting of sand and grits. The mixture is placed in metal forms and mechanically tamped in several stages during the pouring. On removal of the forms the blocks are then steam cured under a pressure of 150 p.s.i. The blocks are 16" by 8" wide and with varying depths as required by the design. Each block has one open end, the other end having a back wall integral with the block. In use they will be generally placed in pairs with the open ends abutting, thus forming a square unit 16" x 16" in size which is closed on all sides.

In the case of a two way panel the direction of the joints between individual blocks is alternated to obtain symmetrical sections in both directions. In a one way construction, the joints are always parallel to the span direction. The reinforcement is placed in the concrete ribs. The first layer of bottom bars is supported and kept at the proper distance from the forms by means of chairs and the second layer is placed on top of the first layer of bars. Two bars per rib are generally used in the center half of the panel, one of which runs the entire length of the span and the other stopped at a point  $\frac{1}{8}$  of the span from continuous supports only. The remaining ribs in outer quarters of the panel are provided with one bar per rib running the full length of span, thus bent bars are eliminated except where blocks are omitted for special opening.

To provide continuity over supports, separate straight bars are used. These are centered over the supports and are kept in position near the top of the slab by means of special hangers. The top bars extend to the  $\frac{1}{4}$  points of adjacent spans with the sectional area as required by design. At non-continuous edges such as spandrel beams, interior or other openings, one anchor bar is placed in the top of every rib. These bars are hooked at one end and are also supported by special hangers. For electric or other fixtures, one block may be omitted and the space filled around the fixture with concrete.

The function of the block in a slab:

In order to develop a value for the structural contribution of the blocks as they function in ribbed floor construction, it is necessary to show the relationship between the blocks and the concrete in the rib using the principle of Hooke's Law. The following formula may be derived:

$E_b$  = Modules of Elasticity Block.

$E_c$  = Modules of Elasticity Concrete.

$E_u$  = Composite of Elasticity of block and concrete ribs.

$P_a$  = Average unit Stress in outer fiber of combined joist.

$P_c$  = Average unit Stress in outer fiber of concrete rib.

$P_u$  = Average unit Stress in outer fiber of concrete cross rib and block but limited to  $S_i$  on account of concrete cross ribs.

$S_i$  = Allowable concrete stress in flexure under the Code.

$\Delta c$  = Shortening of concrete ribs.

$\Delta u$  = Shortening of concrete rigs and blocks combined.

$$N = \frac{E_u}{E_c}$$

To determine  $E_u$

$$\Delta c = \frac{P_c + 20Q}{E_c} \quad \Delta u = \frac{P_u + 16Q}{E_b} + \frac{P_u + 16Q}{E_c}$$

$$\text{Since } \Delta c = \Delta u \therefore \frac{P_c}{E_c} = P_u \left\{ \frac{4}{5E_b} + \frac{1}{5E_c} \right\} = \frac{P_u}{E_u}$$

$$\text{Then } \frac{1}{E_u} = \frac{4}{5E_b} + \frac{1}{5E_c} \text{ \& } E_u = \frac{5E_b E_c}{4E_c + E_b}$$

from the above it appears that the fiber stress in the composite section bears the relation  $\frac{E_u}{E_c} = N$  to that in the concrete rib.

to determine  $P_a$

$$\frac{P_c}{E_c} = \frac{P_u}{E_u}; \frac{P_c P}{P_u} = \frac{E_c}{E_u} = \frac{1}{N}; P_c = \frac{P_u}{N} \text{ \& } P_u = P_{cn}$$

Where  $N$  is more than unity then the total stress in the top layer of combined concrete and composite section:

$$4P_c + 16 P_u = 20 P_a \text{ then } \frac{4P_u}{N} + 16 P_u = 20 P_a \text{ and}$$

$$\left\{ \frac{1}{N} + 4 \right\} P_u = 5 P_a \quad P_a = \left\{ \frac{1+4}{N} \right\} P_u \text{ then equating}$$

$$P_u \text{ \& } S_i : \frac{P_a = \left\{ \frac{1+4}{N} \right\} S_i}{5}$$

Therefore when the modulus of elasticity of the block is less than that of the concrete in the rib, the stress in the outer fiber of the composite section (block & concrete rib) must be limited to the permitted value in flexure as provided in the Administrative Code for the class of concrete used.

When  $N$  is less than unity then

$$4 P_c + 16 P_u = 20 P_a \text{ then } 4 P_c + 16 P_{cn} = 20 P_a$$

$$P_c (1 + 4N) = 5 P_a \quad P_a = \frac{P_c (1 + 4N)}{5} \text{ Then}$$

$$\text{equating } P_c \text{ \& } S_i = \quad P_a = \frac{S_i (1 + 4N)}{5}$$

Therefore when the modulus of elasticity of the concrete in the rib is less than that of the block, then the stress in the outer fiber of the rib must be limited to the permitted value in flexure as provided in the Administrative Code for the class of concrete used.

INSPECTION AND TEST: Compressive tests and tests to determine the modulus of elasticity were conducted on the blocks at Manhattan College and the modulus was found to be 2,400,000. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material Nabcor Steam Cured Sand-Grit Concrete Units for use as a structural filler unit in ribbed floor construction, one and two way systems when constructed within the requirements of the Masonry Rules



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of the Board and Section C26-476.0 Administrative Building Code and when so used the resisting sections shall be determined in accordance with the pertinent rules of the above mentioned rules when used with average A or B or controlled concrete under the following conditions: during construction the block shall be placed square and in a plane to provide tight uniform joints and all burrs shall be removed, only approved aggregates and cement shall be used, the blocks shall be adequately cured; forms shall not be disturbed until the concrete has hardened adequately nor shall the permanent shores be removed until the structure has developed its full design strength and all construction loads are removed. Certified monthly mill test reports shall be filed with the Board showing the average compressive strengths and modulus of elasticity of three representative specimens of each size for each job shipment for use in New York City, markings on the block shall comply with the requirements of the Masonry Rules and all plans submitted to the Department of Buildings showing the proposed use of this type of construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 294-52-SM" and each shipment of blocks shall have the shipping ticket similarly marked, and further all installation shall be under the supervision of the Republic Fireproofing Co., Inc. to whom the original approval was granted under Calendar Number 200-40-SM.

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 790-57-SM

APPLICANT—Penn Crete Products Co., owner (Tomkins Brothers, Inc., Agent).

APPEARANCES—

For Applicant: Drew Pearsall.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 790-57-SM—Penn Crete Products Co., Philadelphia, Pa., filed an application for approval of the material known as Coat Crete (bonding agent) under the provisions of Sections C26-191.0 & C26-467.0 Administrative Building Code. USE: To be used to bond plaster to concrete.

DESCRIPTION: The material is a powder that is mixed with water and resulting paste is applied by trowel to concrete or cement surfaces. The Board has decided that the formulation is of a proprietary nature and has therefore placed the formula in a sealed envelope in the Board's safe so that the constituent parts of the formula will not be disclosed but can be checked at any time, if necessary.

INSPECTION AND TEST: A shear test was conducted by the E. L. Conwell & Co. to determine the shear characteristics and it was noted that the shear stress at the end of 24 hours was 58 p.s.i. and at the end of 100 hrs. was 71 p.s.i. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material Coat Crete (bonding agent) for voluntary use in New York City as a bonding agent and as a finish coat, on condition that this material shall not be construed to be the equivalent nor shall it be

used in lieu of a required coat of plaster and further that each container in which the material is marketed shall be marked, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 790-57-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 39-59-SM

APPLICANT—George A. Tinnerman Corp., owner.  
APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

## REPORT OF COMMITTEE ON TEST

Re: Calendar Number 39-59-SM

Subject: GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, 1C through 7C.

George A. Tinnerman, Corp., Cleveland, Ohio, filed January 20, 1959, an application with the Board of Standards and Appeals for approval of GAT Rod Hanger Clamp, 1A through 5A, 1B through 5B, 1C through 7C, for voluntary use in New York City under the provisions of Section C26-461.0 (8.4.10.5.1) Administrative Building Code.

## Purpose

The GAT Rod Hanger Clamp, quickly hammered into secure position, may be used for hanging suspended ceiling channels, conduit, fluorescent fixtures, ducts, pipe lines, and similar mechanicals from steel beams and joists.

## Description

GAT Rod Hanger Clamp is a one-piece high carbon heat treated fastener made of 1060 steel which provides a means for securing a rod of a given size to a beam flange without the necessity of drilling any holes, welding or the use of any tools other than the hammer to install.

The clamp is so designed as to provide a secure gripping of the rod by teeth which are formed in the spring steel. These teeth provide a positive locking action on the rod which is driven onto these teeth. The assembly is then driven onto a beam and is so designed to provide a stable and securely locked attachment of the rod to the beam flange and will not loosen under vibration because of the constant spring tension of the clamp against the beam. The lower portion of the clamp is provided with teeth which track the legs inward to provide an even more secure locking of the rod into the beam.

The clamp is also designed for securing 1/4" x 1" steel strap by means of a slot cut into the bottom of the fastener through which the strap can be hooked and secured.

Along with the above feature, there is a built in "go" and "no go" gauge on each part as provided by slots at the end of the legs. These slots are used to check beam thickness to insure the installer that the right size clamp is being used on the beam flange.

The following chart indicates the various sizes and limits of the GAT Rod Hanger Clamps.



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## SIZING CHART

| Size—Number*    | Nominal<br>Flange or Plate<br>Thickness | Flange Thickness<br>Limits** |      |
|-----------------|-----------------------------------------|------------------------------|------|
|                 |                                         | Min.                         | Max. |
| 1/4 Rod #8 Wire |                                         |                              |      |
| 1A 1B           | 1/8 in. (.125)                          | .093                         | .156 |
| 2A 2B           | 3/16 in. (.187)                         | .156                         | .218 |
| 3A 3B           | 1/4 in. (.250)                          | .218                         | .281 |
| 4A 4B           | 5/16 in. (.312)                         | .281                         | .343 |
| 5A 5B           | 3/8 in. (.375)                          | .343                         | .406 |

\* A indicates for 1/4 (.250 in.) plain threaded rod.

B indicates for #8 wire (.162 in.  $\pm$  .044.)

\*\* Note that the nominal flange thickness tolerance is  $\pm$  1/32" (.031).

All sizes of GAT Rod Hanger Clamps can be used with up to 1/4" x 1" straps or bars.

### Inspection and Test

Samples of the GAT Rod Hanger Clamp were examined at this Board by Ass't. Engr. J. A. Darts. This clamp has been tested by the Pittsburgh Testing Laboratory with the following results:

| Clamp        | Wire Size<br>Inch | Maximum Load<br>Average—lbs. | Ultimate<br>Load—lbs. |
|--------------|-------------------|------------------------------|-----------------------|
| #8 Rod       | .162              | 1067                         | 1210                  |
| 1/4" Rod     | .250              | 792                          | 960                   |
| 3/8" Rod     | .375              | 1092                         | 1225                  |
| #8 Channel   | .162              | 332                          | 445                   |
| 1/4" Channel | .250              | 345                          | 370                   |
| 3/8" Channel | .375              | 421                          | 455                   |

The report is on file with and is part of the record.

### Recommendation

On the basis of the inspection and test and data filed by the applicant the Committee on Test recommends the approval of the GAT Rod Hanger Clamps, 1A through 5A, 1B through 5B, 1C through 7C for voluntary installation in New York City, on condition that the hangers and 1 1/2" channels shall be installed in accordance with the requirements of Section C26-461.0 Administrative Building Code and the balance of the system shall be as herein described.

The Committee on Test further recommends that when the tile used in conjunction with this system is of the fiber or combustible type, the installation shall comply with the requirements of the Fiber Board Rules as to coverage as provided under Rule 3 and if the tile is of an incombustible nature the system may be considered as an incombustible suspended ceiling.

It is further recommended that all plans submitted to the Department of Housing and Buildings showing the proposed use of this ceiling shall be marked or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 39-59-SM" and all cartons or packages in which the material is shipped shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

### 113-59-SA

APPLICANT—J. Gordon Kaveny for Dornback Furnace and Foundry, owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report of Committee on Test.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

113-59-SA—Dornback Furnace and Foundry, Cleveland, Ohio, filed for approval of the Cleveland-Dornback Gas Fired Heating Equipment, Models CDH, CDC, DA, DCF, SA, SG, S, UP and IN, also to be marketed as Quik Heat Gas Fired Heating Equipment, Models QHDA, QHUP and QHIN under the provisions of Article 12, Administrative Building Code.

This report will cover only the furnaces. The Committee on test is of the opinion that the gas fired incinerator, Models S and QH and the conversion gas burners, Models UP and IN or QHUP and QHIN, should be filed for, separately on two other applications.

USE: Warm air heating furnaces for domestic or commercial use except in places of explosive atmospheres.

DESCRIPTION: The Model CDH furnace is a Hi-Boy floor type of cabinet unit consisting of heavy cast iron slotted burners installed beneath a welded steel heat exchanger with a built-in draft diverter for flue connection. A belt driven Sirocco type blower fan and filters are included for forced air circulation.

The controls consist of a gas pressure regulator, safety pilot and automatic gas valve, fan and limit control and a thermostat.

The CDH furnace is made with ratings of 70,000, 105,000, 135,000, 165,000 and 200,000 Btu per hr. input.

The CDC furnace is similar to the CDH model, except that it is designed for counter flow of heated air. In addition to the other ratings it is made in a 50,000 Btu per hr. size.

The DA furnace is a cabinet type unit designed for floor installation. The burners are porcelain enameled raised multi-port type and the heat exchanger is of welded steel with vertical heat transfer tubes. Combustion products are exhausted through a flue. Blower fan and filter are provided.

Controls include safety pilot and automatic valve, pressure regulating valve, fan and limit control and thermostat.

The DA furnace is made in seven sizes; 65,000; 81,250; 97,000; 113,750; 130,000; 146,250; and 162,500; Btu per hr. input.

The DCF furnace is similar to the DA furnace except that it is designed for counter flow of heated air. An additional limit control is installed in the blower compartment.

The SA furnace is a floor type cabinet unit made in eight different sizes. Three types of burners are employed. A cast iron mono-port burner in the 80,000; 90,000; and 100,000 Btu sizes; a steel mono-port burner in the 110,000; 125,000 and 155,000 Btu sizes and a cast iron slotted head burner in the 160,000 and 170,000 Btu per hour sizes. The heat exchanger is of welded steel and is cylindrical in design. A belt driven blower fan and filter are provided for forced air circulation. Controls consist of a gas pressure regulator, pilot and main shut off valve, solenoid gas valve, pilotstat, thermostat and fan and limit control.

The SG furnace is a gravity type unit similar to the SA Model but with blower fan compartment removed. It is made in six different sizes and employs cast iron slotted head burners in the 65,000; 80,000; 90,000 and 140,000 Btu input sizes and a steel monoport burner in the 105,000 and 125,000 Btu input sizes. Fan and limit control are not provided.

INSPECTION AND TEST: All data was examined by Ass't. Engineer G. F. Sklenarik.

All of the above furnaces have been tested and approved by the American Gas Association.

RECOMMENDATION: The Committee on Tests recommends the approval of the Cleveland-Dornback Gas Fired Heating Equipment (Warm Air Furnaces), Models CDH, CDC, DA, DCF, SA and SG, such equipment also to be



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marketed as Quik Heat Gas Fired Heating Equipment, Models QHDH, QHCDC, QHDA, QHSA and QHSG for use in New York City in accordance with the requirements of Article 12, Administrative Building Code and with minimum clearances from combustible construction as approved by the American Gas Association and shown on the manufacturer's label; in all cases, however, such clearances are to be adequate to allow for proper servicing of the furnace and further, that each furnace shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 113-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 237-59-SA

APPLICANT—Sears, Roebuck and Co. agent, for The Stiglitz Corp., owner.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
237-59-SA—Sears, Roebuck and Co., for Stiglitz Corp., filed for approval of Kenmore Gas Heaters, Models 179.518535 T11, 179.518555 T11 and 179.518575 T11, for use in New York City under the provisions of Article 12 of the Administrative Building Code.

USE: A gas-fired room heater.

DESCRIPTION: The three heaters are the same in construction and design with the exception of the size and Btu input. The heaters manufactured for Sears, Roebuck and Co. are identical to the corresponding model manufactured under Stiglitz Warm-Aire Models. The principle difference being the Warm-Aire Models have a sealed glass port in the front of the heater where the Kenmore heaters do not, being solid fronts.

The cabinet is of 20 gauge steel, electrically welded and bolted, finished in high temperature baked brown enamel outside, aluminum paint inside. The combustion chamber and heat exchanger are of 20 gauge steel. The burners are cast iron with raised drilled ports. These heaters are all manufactured as vented heaters and are not to be installed unvented. All controls are of the approved type. The room heaters have a rating of 35,000 Btu per hour, 55,000 Btu per hour, and 75,000 Btu per hour.

The following shows the corresponding numbers of the:

| Kenmore Gas Heaters |               | Stiglitz Warm-Aire |
|---------------------|---------------|--------------------|
| 179.518535 T11      | compares with | D-935—35,000 Btu   |
| 179.518555 T11      | compares with | D-955—55,000 Btu   |
| 179.518575 T11      | compares with | D-975—75,000 Btu   |

INSPECTION AND TEST: All details of construction were examined by Ass't. Architect T. W. Farricker.

These heaters have been approved by the American Gas Association.

The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Kenmore Gas Heaters, Models 179.518535 T11, 179.518555 T11, and 179.518575 T11, as

manufactured by Stiglitz Corp., for use in New York City when installed in accordance with the requirements of Article 12, Administrative Building Code, on condition that the units shall not be installed in garages or places of explosive atmosphere, and further that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 237-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 456-59-SM

APPLICANT—Wood Conversion Co., owner.

### APPEARANCES—

For Applicant: John J. Wood.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
456-59-SM—Amendment to resolution as to additional trade names.

Wood Conversion Co., St. Paul, Minnesota, requested that the resolution adopted October 27, 1959 under Calendar Number 456-59-SM be reopened and amended so as to permit the approved acoustical tile to be marketed under additional trade names.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 27, 1959 under Calendar Number 456-59-SM be reopened and amended so as to permit the approved acoustical tile to be marketed by the U. S. Gypsum Co., Elo Hansson, Inc., and Baldwin-Ehret-Hill Inc., under the trade names of U.S.G. Acoustical Tile, Hansonite and Hiltonia, on condition that the requirements of the resolution adopted October 27, 1959 under Calendar Number 456-59-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 471-59-SA

APPLICANT—Sargent and Company, owner.

### APPEARANCES—

For Applicant: Alfred E. Gray, Jr.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.. 4  
Negative ..... 0  
Absent: Chairman Foley..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
471-59-SA—Sargent & Co., New Haven, Conn., filed for approval of the Sargent & Co. Hydraulic Door Closing De-



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vices, Models 52, 53, 54, 74, 75, 76, 62, 63, 64, 84, 85 and 86 under the provisions of Sections C26-191.0 and C26-286 Administrative Building Code.

USE: A door closing device.

DESCRIPTION: The closers are a rack and pinion construction providing hydraulic control from full door opening. The spindle is  $\frac{5}{8}$ " diameter one piece heat-treated alloy steel having induction hardened bearing surfaces. The plunger is also a heat-treated alloy steel. The case is a close grained, high strength cast iron and the cylinder walls are a minimum of  $\frac{5}{32}$ " thickness. The cover is of wrought steel which completely covers the closer body. The hydraulic oil used is fortified by special stabilizing additives to insure operation in all temperatures. The Series 50 and 70 are equipped with surface closers and the Series 60 and 80 are equipped with concealed closer arms and the arms are either forged steel or ductile iron.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts. The closers have been approved by the Underwriters' Laboratory under R1837.

RECOMMENDATION: The Committee on Test recommends the approval of the Sargent & Co. Hydraulic Door Closing Devices, Models 52, 53, 54, 74, 75, 76, 62, 63, 64, 84, 85 and 86 for voluntary use in New York City under the provisions of Sections C26-191.0 and C26-286.0 Administrative Building Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 471-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 567-59-SM

APPLICANT—Indussa Corp. for Cimenteries & Briqueteries Reunies, owner.

APPEARANCES—

For Applicant: Leon P. D. Sandon.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.. 4  
Negative ..... 0  
Absent: Chairman Foley..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 567-59-SM—Indussa Corporation for Cimenteries & Briqueteries Reunies, Brussels, Belgium, filed for approval of the material known as CBR Portland Cement, Types I and II under the provisions of Section C26-312.0 Administrative Building Code. The application was withdrawn, without prejudice, November 24, 1959, and was reopened and restored to the docket, April 5, 1960.

USE: Cement used for concrete and concrete products.

DESCRIPTION: The clinker is manufactured by the wet process and the raw materials used are high lime chalk, low lime chalk, shale clay, iron oxide and gypsum to the extent of 5%.

The quarry which furnishes the chalk is located about one mile from the plant and the chalk is extracted and crushed at the quarry. The crushed chalk is then conveyed to the plant where it is churned with water. This slurry is then wet ground and stored in tanks. The shale and iron oxide are also wet ground and stored in tanks. The mix is drawn from each tank and proportioned into a fifth tank. From

this tank, the slurry is fed into the upper end of three rotary kilns. The dried slurry is then air cooled. This clinker and the added gypsum is then ground and the resultant cement is then stocked for shipment.

INSPECTION AND TEST: The plants of the applicant were inspected by a Committee on Test, consisting of Commissioner H. P. Fox and Director W. A. Nolan. The applicant has submitted reports of tests conducted by Pittsburgh Testing Laboratory showing that the cement complies with the ASTM requirements for Type I Portland Cement.

RECOMMENDATION: On the basis of the inspection and the data filed by the applicant, The Committee on Test recommends the approval of the material known as CBR Portland Cement, Type I, for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that the owner shall submit monthly reports, for a period of six months from the date of this resolution, and annually, thereafter, a certified copy of mill reports certifying that all cement manufactured at the applicant's plant and shipped into New York City complied with all requirements of this resolution including ASTM 150-56 specification. The Committee on Test further recommends that all bulk shipments of the cement shall be adequately protected, during shipment, so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored and all ocean bills of lading shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 567-59-SM."

(Sgd.) Hugh P. Fox,  
Commissioner.  
William A. Nolan,  
Director.  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 613-59-SA

APPLICANT—The Trane Company, owner.

APPEARANCES—

For Applicant: I. M. Dennis.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 613-59-SA—The Trane Company, La Crosse, Wisconsin, filed for approval of the Trane Residential Climate Changer, Gas Fired, Models RF77-G, RF100-G, RF115-G, RF135-G, RF154-G, RF23-G, RF24-G, RF34-G, RFC77-G, RFC23-G, RFC24-G, RFC34-G, RFC100-G, RFC115-G, RFC135-G, RFC154-G, RFH61-G, RFH81-G, RFH101-G, RFH121-G and RFH141-G, under the provisions of Article 12, Administrative Building Code.

USE: Warm air furnace for residential use.

DESCRIPTION: The RF Series are upflow heating units of the package type designed for duct connection. They are made up of a 16 gauge steel heat exchanger with cast iron slotted type burners installed beneath and an electric motor and belt driven blower fan with filter.

The controls consist of an automatic gas valve, a fan and limit control, a pressure regulator, pilot safety and a main shut off.

The entire assembly is installed within a 20 gauge steel casing finished in a baked enamel. These furnaces are to be connected to a flue.

The RF77-G, RF23-G and RF24-G has input ratings of 77,000 Btu per hour. They vary in fan motor horsepower and fan capacities.



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The RF100-G is rated at 100,000 Btu per hour input.  
The RF115-G and RF34-G are rated at 115,000 Btu per hour input.

The RF135-G, are rated at 135,000 Btu per hour and the RF154-G at 154,000 Btu per hour input.

The RFC Series are similar to the RF furnaces except that the component parts are arranged for counterflow of the heated air.

The RFH Series are horizontal heating units made with a sectional type heavy gauge steel heat exchanger and drilled port cast iron burners. They also include electric motor and belt driven blower fan with filter.

The controls consist of a pressure regulator, manual gas valve, pilot valve and pilot relay and a main gas valve.

The casing is die-formed sheet steel finished in baked on enamel.

The numeral in the model designation indicates in thousands the Btu input per hour.

The RFH Series are not to be installed in garages and similar occupancies.

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik.

The RF, RFC and RFH furnaces have been tested and approved by the American Gas Association with specified clearances.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Trane Residential Climate Changer, Gas Fired, Models RF77-G, RF100-G, RF115-G, RF135-G, RF154-G, RF23-G, RF24-G, RF34-G, RFC77-G, RFC100-G, RFC115-G, RFC135-G, RFC154-G, RFC23-G, RFC24-G, RFC34-G, RFH61-G, RFH81-G, RFH101-G, RFH121-G, and RFH141-G, for use in New York City in accordance with this report and the requirements of Article 12, Administrative Building Code. Such furnaces may be installed with minimum clearance from combustible construction as approved by the American Gas Association and shown on the manufacturer's label but in all cases the clearances shall be adequate to allow for proper servicing of the furnace and further, each furnace shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 613-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 615-59-SM

**APPLICANT**—Hudson Cement Company, Div. of Colonial Sand and Stone Company Incorporated, owner.

**APPEARANCES**—

For Applicant: Frank L. Kelly.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 615-59-SM—Hudson Cement Co., Division of Colonial Sand & Stone Co., Inc., filed September 28, 1958 for approval of the material Hudson Cement Co., Portland Cement, Types IA & IIA, under the provisions of Section C26-312.0 Administrative Building Code.

**USE:** A Air Entraining portland cement used for concrete construction.

**DESCRIPTION:** The cement, manufactured at the applicant's plant in Kingston, N. Y., is a product obtained by pulverizing clinker consisting essentially of hydraulic calcium silicates to which an air entraining agent has been added during the course of manufacture after calcination has taken place.

**INSPECTION AND TEST:** Samples of the cement were identified. The samples were tested by the New Jersey Testing Laboratory, Inc., and both types I-A & II-A, met the requirements of ASTM C-175. The reports are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Hudson Cement Co., Portland Cement, Types IA & IIA as manufactured at the applicant's plant at Kingston, N.Y., for use in New York City under the provisions of Section C26-312.0 Administrative Building Code, on condition that each bag in which the material is marketed shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 615-59-SM" and when the cement is shipped in bulk, the bills of lading shall be similarly marked.

The Committee further recommends that all bulk shipments of the cement shall be adequately protected, during shipment, so as to preclude the possibility of any moisture entering into the spaces in which the cement is stored.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 635-59-SM

**APPLICANT**—Door Controls Incorporated, owner; Nicholas C. Heyman, agent.

**APPEARANCES**—

For Applicant: Edward C. Pollak.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads: 635-59-SM—Door Controls, Inc., Brooklyn, New York, filed for approval of their Emergency Exit Door Lock, Models 11-C and 22-B, under the provisions of Section C26-285.0 Administrative Building Code and Section 272 of the State Labor Law.

**USE:** An emergency lock for exit doors.

**DESCRIPTION:** The Model 11-C lock consists of a dead bolt lock mounted on a slide plate which in turn is mounted on a base. A turn of a key throws the dead bolt into the strike or keeper which is mounted on the door frame locking the door against unauthorized entry from the outside.

Emergency egress from within the premises is effected by a push or pressure on a clapper or panic bar, which is connected to the release mechanism. This causes the bolt and slide plate to move horizontally out of the strike or keeper permitting the door to be opened. Releasing the bolt automatically activates a battery-powered horn alarm. The door may only be relocked by use of the key.

The panic bar is 14½ inches in length and carries a strike plate of approximately 25 square inches in area. The plate is lettered "Emergency Exit Only Push to Open and Sound Alarm."

The Model 22-B is similar to the Model 11-C except that



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the panic bar is made with an additional pull handle to be installed through the door so that it may be opened from the outside. It is intended for doors above the ground floor. The door is labeled "Emergency Alarm Pull to Open."

**INSPECTION AND TEST:** The data submitted was examined by Ass't. Engr. G. F. Sklenarik.

The Model 11 lock was tested and approved by the Underwriters' Laboratories, App. No. 59C7852. It was noted that the lock opened when a pressure of approximately 10 lbs. was applied to the strike plate.

**RECOMMENDATION:** The Committee on Test recommends the approval of Emergency Exit Door Lock, Models 11-C and 22-B, for use in New York City under the provisions of Section C26-285.0 Administrative Building Code and, in specific cases subject to a variation by the Board in such cases under Section 272, Par. 3, of the State Labor Law, provided the device bears a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 635-59-SM."

(Sgd.) WILLIAM A. NOLAN,  
Director.  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 738-59-SA

**APPLICANT**—Ryan Industries Inc., owner.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative ..... 0  
Absent: Chairman Foley ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
738-59-SA—Ryan Industries, Inc., Cleveland, Ohio, requested by letter that the resolution adopted February 16, 1960 under Calendar Number 738-59-SA be reopened and amended so as to include liquid oxygen, nitrogen or argon storage stations of any capacity up to 5000 gallons in addition to the 337 gallon, 600 gallon, 1200 gallon and 2400 gallon sizes, previously approved.

**DESCRIPTION:** The actual capacity of the storage station will be determined by customer requirements but in no case shall exceed 5000 gallons. The design and safety equipment of each storage station shall be similar to that of the stations previously approved.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted February 16, 1960 under Calendar Number 738-59-SA be amended so as to include additional sizes of storage stations for liquid oxygen, nitrogen or argon up to 5000 gallons maximum capacity, on condition that the requirements of the resolution adopted February 16, 1960 under Calendar Number 738-59-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director  
JOHN A. DARTS,  
Asst. Engr.  
GEORGE F. SKLENARIK,  
Asst. Engr.  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does

hereby *amend* the above cited resolution in accordance with the above report.

## 911-59-SA

**APPLICANT**—American Radiator and Standard Sanitary Corp., Air Conditioning Division, owner.

**APPEARANCES**—

For Applicant: Michael Brenner.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
911-59-SA—American Radiator & Standard Sanitary Corp., Air Conditioning Division, New York, N. Y., filed for approval of American Standard Oil Fired Winter Air Conditioner, Models U-84-OB, U-84D-OB, U-95-OB, U-112-OB, U-140-OB, CF-84-OB, CF-84D-OB, CF-95-OB, CF-112-OB and CF-140-OB, under the Oil Burner Rules of the Board.

**USE:** Warm air furnaces for residential or commercial use.

**DESCRIPTION:** The Models U and CF furnaces are floor type units designed for duct connection and made up with an American Standard Model ACD oil burner, flange connected to a steel combustion chamber, a steel sectional heat exchanger, an electric motor with blower fan for forced air circulation and filters. The entire assembly with controls is installed in an insulated 22 gauge steel jacket.

The controls include a thermostat, a fan and limit control and a primary control with burner mounted flame sensing device to shut down the burner in case of flame failure.

The Model U furnaces are designed for upward flow of heated air, the CF Models are counter flow type.

The numeral in the model designation indicates in thousands the Btu capacity at the bonnet of the furnace. The suffix D indicates a direct driven blower fan. The actual firing rates of the oil burners in gallons per hour are .75 for the U-84 Models, .85 for the U-95, 1.00 for the U-112, 1.25 for the U-140 and similarly for CF Models.

**INSPECTION AND TEST:** All details were examined by Ass't. Engr. G. F. Sklenarik.

These furnaces have been tested and listed by Underwriters' Laboratories File MP1405.

**RECOMMENDATION:** The Committee on Test recommends the approval of the American-Standard Oil Fired Winter Air Conditioner, Models U-84-OB, U-84D-OB, U-95-OB, U-112-OB, U-140-OB, CF-84-OB, CF-84D-OB, CF-95-OB, CF-112-OB and CF-140-OB, for use in New York City when installed in accordance within the requirements of the Oil Burner Rules of the Board and provided that each furnace shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 911-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 4-60-SM

**APPLICANT**—Johns-Manville Prod. Corporation, owner;  
Harold Perrine, Agent.



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## APPEARANCES—

For Applicant: John J. Gilleran.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

4-60-SM—Johns-Manville Prod. Corp., New York, filed for approval of the material Retardwel under the provisions of Section C26-191.0 Administrative Building Code.

USE: An admixture for concrete.

DESCRIPTION: The material is a liquid non air-entraining agent composed essentially of complex amine salts of hydroxylated carboxylic acid. The exact formulation is of a proprietary nature.

INSPECTION AND TEST: The applicant has submitted reports of tests conducted by various laboratories among them being Gulick-Henderson Laboratory, Southwestern Laboratories, and Raymond E. Davis Laboratory. In all cases the tests were conducted on a comparative basis; a check batch of concrete without the admixture and a companion batch of concrete with the admixture. Tests were conducted on the 1st, 3rd, 7th & 28th days, and in each test the concrete with the admixture tested higher. The complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Retardwel, an admixture for concrete, for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Code, on condition that the maximum amount of Retardwel used shall not exceed 5 fluid ozs. per sack of cement and further each container in which the material is marketed shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 4-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 11-60-SA

APPLICANT—Ronan & Kunzl Inc., owner.

## APPEARANCES—

For Applicant: George J. Hlucay.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

11-60-SA—Ronan & Kunzl Inc., Marshall, Michigan, filed for approval of their Liquid Oxygen, Nitrogen, Argon Customer Converters, Models 300, 300-1, 600, 600-2 and 1200, under the provisions of Article 17, Chapter 19, Administrative Code.

USE: To store liquefied oxygen, nitrogen or argon and to supply such gases under pressure.

DESCRIPTION: These containers are of double wall construction and are vacuum and power insulated.

The inner tank containing the liquid is designed and manufactured in accordance with the ASME Unfired Pressure Vessel Code and is so stamped by a qualified inspector of either Travelers Indemnity Company or Ocean Accident & Guarantee Corporation Ltd. The inner tank material can be of either aluminum or stainless steel, both suitable for use as pressure vessels with temperatures ranging  $-320^{\circ}\text{F}$  to  $+100^{\circ}\text{F}$ . Each container is inspected by a qualified inspector holding a commission with the National Board of Boiler & Pressure Vessel Inspectors. Each inner container is subjected to the required pressure tests and in addition must pass a 48 hour liquid test prior to leaving the factory.

The outer tank or shell is designed in accordance with ASME code requirements, but is not inspected or stamped as it operates under a vacuum and has a safety rupture device which automatically releases when the internal pressure reaches 8 psig,  $\pm 2$  psig. The outer tank is the jacket for the vacuum and the powder insulation, which is noncombustible.

There are two liquid piping circuits and the controls for each are located within a control cabinet fastened to the outer tank. One circuit allows liquid to flow through a built-in vaporizer (generally referred to as a pressure maintaining coil) which is usually located underneath the tank. This coil picks up heat from the ambient air changing the liquid into gas which is delivered through a regulator into the vapor space above the liquid in the inner tank. The regulator is set to maintain a pre-determined pressure on the liquid and is usually between 80 and 175 psig.

The second circuit allows liquid to flow through a main vaporizer which may be heated by ambient air or circulating heated water. This vaporizer also brings the vapor to near ambient temperatures. A gas regulator following the vaporizer controls the flow of liquid through the vaporizer and maintains a somewhat constant pressure to the customer's final use. This regulator is usually set at some pressure between 50 and 100 psig.

Ambient vaporizers are usually used whenever possible and can be made of finned tubing, horizontal or vertical; vertical extruded tubing with fins extending along vertical axis parallel to liquid flow; plates or panels. When extreme heavy customer demand is required, a water heated vaporizer may be used with heat obtained from electrical immersion heaters.

Safety relief valves are incorporated in the liquid and gas phase lines of the inner vessel and are set to relieve well below the design pressure. Rupture discs protected against the possibility of flying fragments back up to these relief valves in case of malfunction and burst well below the test pressure.

The annular space between the inner tank and outer jacket is protected with a foil safety disc and is designed to rupture at 8 psig  $\pm 2$  psig internal pressure.

The control cabinet contains the gages, stainless steel extended stem manual valves, and tank exterior plumbing. A liquid level gage and a tank pressure gage is part of the basic tank. A vacuum sensing tube for use with a vacuum gage to determine the amount of vacuum in the annular space is also included.

Fill lines are protected by suitable safety relief valves and blowout discs. Converter has both top and bottom fill, allowing the unit to be filled while in operation. At least two regulators control the main flow of gas or liquid. One regulator controls the pressure in the liquid tank by controlling the flow from the pressure maintaining coil to the vapor space above the liquid in the receiver. The second regulates the flow and pressure to the customer's line by permitting liquid to enter the main vaporizer where it is converted to a gas and warmed for customer use.

These storage vessels are to be installed outdoors and are to be filled from approved tank trucks.



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|                       | VERTICAL<br>MODEL 300                 | VERTICAL<br>MODEL 300-1                                     | HORIZONTAL<br>MODEL 600 | VERTICAL<br>MODEL 600-2 | VERTICAL<br>MODEL 1200 |
|-----------------------|---------------------------------------|-------------------------------------------------------------|-------------------------|-------------------------|------------------------|
| Capacity in Gallons   | 300                                   | 300                                                         | 600                     | 600                     | 1200                   |
| Dimensions:           |                                       |                                                             |                         |                         |                        |
| Length                | 70"                                   | 70"                                                         | 149"                    | 73"                     | 94"                    |
| Width                 | 60"                                   | 60"                                                         | 61"                     | 61"                     | 78"                    |
| Height                | 132"                                  | 132"                                                        | 72¼"                    | 160"                    | 170"                   |
| Design Temperature    | -320°F to +100°F                      | same                                                        | same                    | same                    | same                   |
| Design Pressure       | 175 psig                              | 270 psig                                                    | 270 psig                | 270 psig                | 270 psig               |
| Test Pressure:        |                                       |                                                             |                         |                         |                        |
| Hydrostatic           | 263 psig                              | 405 psig                                                    | 405 psig                | 405 psig                | 405 psig               |
| Safety Valves         | 165 psig                              | 255 psig                                                    | 255 psig                | 255 psig                | 255 psig               |
| Safety Disc           | 230 psig                              | 370 psig                                                    | 370 psig                | 370 psig                | 370 psig               |
| Working Pressure      | 150 psig                              | 245 psig                                                    | 245 psig                | 245 psig                | 245 psig               |
| Material Spec:        |                                       |                                                             |                         |                         |                        |
| Inner Tank            | Aluminum SB209 Alloy GR20A (5052H112) | Stainless Steel Plate Type 304—Per ASME SPECIFICATION SA240 | same as 300-1           | same as 300-1           | same as 300-1          |
| Outer Jacket          | Aluminum SB209 Alloy GR20A (5052H112) | Steel-Flange Quality Grade "C" Per ASME Specification SA285 | same as 300-1           | same as 300-1           | same as 300-1          |
| Material Thickness:   |                                       |                                                             |                         |                         |                        |
| Semi Elliptical Heads | ⅜"                                    | 17/64"                                                      | 7/16"                   | .302"                   | ½"                     |
| Shell                 | ½"                                    | .285"                                                       | ½"                      | .339"                   | ½"                     |

INSPECTION AND TEST: All details were examined by Ass't. Engineer G. F. Sklenarik.

RECOMMENDATION: The Committee on Test recommends the approval of the Ronan & Kunzl Liquid Oxygen, Nitrogen, Argon Customer Converters, Models 300, 300-1, 600, 600-2 and 1200 for use in New York City under the provisions of Article 17, Chapter 19, Administrative Code, on condition that such converters in all cases will be installed outdoors where permitted by law and that in the case of liquid oxygen storage, a clearance of at least 25 feet in all directions from sides and top of the converter shall be maintained and no smoking, open flames or storage of combustible materials permitted in the storage area; that in any case of liquid nitrogen or argon storage and in cases of liquid oxygen storage on industrial sites, the minimum clearance between converter and adjacent structures may be 5 feet if the walls are fire resistive in construction and with no openings in the walls within 25 feet of the converter unless such openings lead to rooms used exclusively for the storage of oxygen, nitrogen or argon and/or the charging of cylinders or suitable containers with oxygen, nitrogen or argon in which case the distance from converter to wall opening may be reduced to 10 feet; that all piping from the converter and within the building will be as required by the Fire Department; that each installation will be serviced and periodically inspected by specially trained personnel holding certificates of fitness issued by the Fire Department; that all electrical work will be done in accordance with the Electrical Code of the City of New York; and further that each converter installation will bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 11-60-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 15-60-SM

APPLICANT—Inland Steel Products Company, owner.

## APPEARANCES—

For Applicant: R. C. Findlay.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 15-60-SM—Inland Steel Products Company, Milwaukee, Wisconsin, filed for approval of the material known as Inland Standards, Heavy Duty and Super Duty Ribform under the provisions of Section C26-619.0 Administrative Building Code.

USE: Incombustible roof deck.

DESCRIPTION: The material is fabricated from high tensile steel and has three designations:

| Product            | Gauge | Moment of Inertia<br>Inches <sup>4</sup> | Section Modulus<br>Inches <sup>3</sup> | Center to Center of<br>Corrugation | Depth |
|--------------------|-------|------------------------------------------|----------------------------------------|------------------------------------|-------|
| Standard Ribform   | 29    | .012                                     | .035                                   | 2⅓/16                              | 9/16  |
| Heavy Duty Ribform | 25    | .044                                     | .081                                   | 3⅞                                 | 15/16 |
| Super Duty Ribform | 24    | .104                                     | .136                                   | 5⅜                                 | 1⅜    |

INSPECTION AND TEST: Tests were conducted by Pittsburgh Testing Laboratory in accordance with the requirements of Section C26-626.0 Administrative Building Code and the test was used as a check to determine if the designs complied with the requirements of the American Iron & Steel Institute in their Specifications for the Design of Light Gauge Steel Members. The secondary purpose of the test was to determine if the actual deflection under test was equal to or less than the theoretical deflection as figured.

In all tests the actual deflection was less than the computed deflection, on which the load tables for this material is based. The complete reports are on file with and are part of the record.



# MINUTES

**RECOMMENDATION:** On the basis of the tests and the data filed by the applicant, the Committee on Test is of the opinion that the deck is designed in accordance with formulae as set forth by the American Iron and Steel Institute in their Design of Light Gauge Steel Members and accordingly recommends the approval of the material known as Inland Steel Products Co., Standards, Heavy Duty Ribform and Super Duty Ribform as an incombustible floor and roof deck & steel form for concrete under Section C26-619.o.b Administrative Building Code with loads and deflections as calculated by the manufacturer, on condition that each bundle of the material shall be tagged or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 15-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 148-60-SM

**APPLICANT**—Columbia Acoustics and Fireproofing Co., owner.

### APPEARANCES—

For Applicant: Frank M. Stumpf.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
148-60-SM—Columbia Acoustics & Fireproofing Company for United States Mineral Wool Co., Stanhope, New Jersey, filed for approval of the material known as Cafco Blaze-Shield Standard under the provisions of Sections C26-588 to C26-590 and Sections C26-596 to C26-599.0 Administrative Building Code.

**USE:** The material is to be used as an acoustical and thermal insulation and as a component part of a four hour fire resistive floor construction.

**DESCRIPTION:** The material is the same as that previously approved by the Board under Calendar Nos. 633-55-SM, 139-58-SM and 138-58-SM and consists of a mixture of mineral fibers, asbestos and cementacious binders; the proportions of which are of a proprietary nature and are on file with the Board.

The fibers are applied by blowing them, along with a mist of water onto the surface which has been treated with a thin coat of latex type adhesive.

**INSPECTION AND TEST:** A floor and ceiling assembly was tested at the Underwriters' Laboratory of Canada in accordance with the requirements of Sections C26-588 to C26-590 and Sections C26-596 to C26-599 Administrative Building Code.

The cellular steel floor units used in the test were covered with 2½" of concrete measured from the top of the flutes of the floor units and the underside was protected with ½" of Cafco applied to follow the contour of the deck. The steel beam was protected by 1½" of Cafco applied directly to the contour of the beam after the beam had been prepared with the adhesive.

Both the beam and floor construction successfully met the requirements of a four hour fire resistive floor and ceiling construction. The report is on file with and is part of the record.

**RECOMMENDATION:** On the basis of the test and the

data filed by the applicant, the Committee on Test recommends the approval of the material known as Cafco Blaze-Shield Standard for use in New York City as a component part of a four hour fire resistive floor and ceiling construction when the construction is as herein described, on condition that all bags in which the material is marketed shall be tagged, or stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 148-60-SM" and all plans submitted to the Department of Buildings showing the proposed use of this type of construction shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 1144-40-SM

**APPLICANT**—United States Gypsum Co., owner—amendment of res.

### APPEARANCES—

For Applicant: W. W. Bainbridge.

**ACTION OF BOARD**—Laid over to June 7, 1960, at 2 P.M., applicant to file statement.

## 94-60-SM

**APPLICANT**—Tecfab Incorporated, owner.

**SUBJECT**—Application February 15, 1960—Tecfab (curtain wall in class 1 construction) approval of.

### APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Laid over for further discussion by the Board; date of decision to be set.

## 364-59-A

**APPLICANT**—Charles M. Shapiro, for Jacob and Paul Wank, owners; Stalber Cycle Corporation, lessee.

**SUBJECT**—Application June 5, 1959—Appeal from an order and a decision from the Fire Commissioner re: use of Spray Equipment, not of approved type.

**PREMISES AFFECTED**—529 Cozine Avenue and 744 Berriman Street, north west corner, Block 4541, Lot 23, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Elliot J. Shapiro.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, the order and decision of the Fire Commissioner dated June 2, 1959 on Order #8500-8, reads:

"2. Discontinue the use of spraying equipment (Ramsberg Electrostatic Booth) which is not approved by the Board of Standards and Appeals. C19-11.0, Administrative Code."

and

WHEREAS, the applicant states that the building is 198.10 feet by 200 feet in area, 1 story, 20 feet high, of class 1 construction, located in unrestricted use, B area, class ¾ height district, built in 1958, now used and occupied since 1958 as follows: Cellar—boiler room; 1st floor—factory (manufacturing of metal products) 140 persons; in accordance with Certificate of Occupancy #160942, issued June 11, 1958 against N.B. Applic. 1649-57; that the proposed use and occupancy will be the same, manufacturing and finishing of metal parts, 140 persons; and



# MINUTES

WHEREAS, the applicant states that the building is equipped with a two-source sprinkler system; that the building has two circular spray booths, in which Ionic Model #50 reciprocating centrifugal electrostatic atomizers are mounted; that the electrostatic equipment was manufactured by the Ionic Electrostatic Corporation and consists of the following major components:

(1) Power pack, spray atomizer, paint controls

(2) Spray booth, air moving equipment and conveyor system; that equipment of this type is in common use in factories in New York State and is generally similar to electrostatic spraying installation approved by the Board; that the spray booths and their auxiliary equipment are installed in a finishing area that is segregated from the rest of the factory; that spray booth mechanical ventilation is provided by means of a nonferrous exhaust fan with a rated capacity of 10,400 CFM (5200 CFM for each of the two electrostatic spray booths); that a ½ inch wet automatic spray sprinkler will be installed in each of the electrostatic spray booths and the spraying equipment will be interlocked with the exhaust fan so that no spraying can be done, unless the exhaust fan is operating; and

WHEREAS, the premises was inspected by a committee of the Board.

*Resolved*, that the decision of the Fire Commissioner, dated June 2, 1959, acting on Order No. 8500-8 Objection No. Two be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the existing ventilation and sprinklers be maintained as at present and that the paint spraying equipment be grounded to the satisfaction of the Fire Commissioner; that all spraying and drying equipment be of an approved type; and that in all other respects the equipment and premises shall comply with all laws, rules and regulations applicable thereto.

## 782-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin, for Rose Danella, owner.

SUBJECT—Application November 27, 1959—Appeal from a decision of the Borough Superintendent—re request to review decision of the Borough Superintendent Section 56 of the Multiple Dwelling.

PREMISES AFFECTED—1977 Birchall Avenue, west side, 50 feet south of Sagamore Street, Block 4253, Lot 75, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 17, 1959 on Alt. Applic. 980-59, reads:

"A1—Conversion of the 3 story and cellar two family dwelling of wood frame construction to a 3 family class "A" converted dwelling is contrary to Sec. 56 of the Multiple Dwelling Law.

NOTE: The affidavits and the Dept. of Water Supply, Gas & Electricity letter filed herewith are inconclusive and attest only to the fact that an unlawful occupancy has been existing and not to the requirement that a proper approval has been obtained or that a Certificate of Occupancy issued for the change in use by either the former Tenement House Dept. or the Department of Buildings. Refer to Sec. 300 and Sec. 301 of the Multiple Dwelling Law and the N. Y. City Corporation Counsel's Opinions #38239 of 1/28/36 and #42722 of 3/21/36."

and  
WHEREAS, the applicant states that the building is 21 feet

by 59 feet 6 inches irregular in area, 3 stories, 35 feet high, of class 4 construction, located in business use, B area, class 1¼ height district, built in 1909, now used and occupied since 1923 as follows: Cellar—ordinary; 1st to 3rd floors—1 family each floor; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the applicant is made to review the decision of the Borough Superintendent interpreting the law and evidence permitting the conversion of a 3 story frame 2 family dwelling to 3 family occupancy; that the building was erected in 1909 as a 2 family dwelling under N. B. Applic. 895-09; that it was altered under Alt. Applic. 281-15 to add a kitchen and dining room in the basement story; and that it was used and occupied since prior to 1929 as a 3 family dwelling, that it is proposed to legalize the 3 family occupancy which has existed prior to 1929; that affidavits were filed with the Department of Buildings; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the applicant has since submitted a letter dated May 11, 1960, referring to People v Murdock, et al, 300 NYS 1250, dealing with a certiorari in which the Court stated as follows:

"This clearly refers to the actual or physical use of the building and not to the fictional legal use or the use which the Building Department at one time may have a record of authorizing . . ."; in view of that decision, the Committee of the Board recommended that the appeal be granted.

*Resolved*, that the decision of the Borough Superintendent, dated November 17, 1959, acting on Alt. App. 980-59 Objection No. A-1 be and it hereby is *modified* and that the appeal be and it hereby is *reviewed* and *reversed*; and that the appeal be and it hereby is *granted*.

## 25-60-A

APPLICANT—Leonard F. Rothkrug for Janet Steinberg, owner.

SUBJECT—Application January 8, 1960—Filed pursuant to section 310 of the Multiple Dwelling Law for variation to Section 171, Subdivision 1, 2(g) and 3 of the Multiple Dwelling Law re—bulk, floor area, and stair hall.

PREMISES AFFECTED—1470-1474 Ocean Parkway, west side, 280 feet north of Avenue O, Block 6587, Lot 39, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug and Solomon Steinberg.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox, and Commissioner Becker 4

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1960 on Alt. Applic. 3655-59, reads:

"1. The proposed conversion to a converted dwelling is contrary to Sec. 171 Sub. 1 as the volume and bulk of the building was increased subsequent to 4/18/29.

2. The proposed conversion is contrary to Sec. 171 Sub. 2(g) as the extension erected subsequent to 4/15/30 exceed 25% the floor area of the building.

3. Every stairhall, entrance hall, public hall, stair and stair enclosures required to be fireproof throughout, Sec. 171 Sub. 3."

and

WHEREAS, the applicant states that the building is 60 feet by 123 feet 5 inches in area, 2 stories, 29 feet high, of class 3 construction, located in residence use, C area, class 1 height district, built in 1925, now used and occupied as 2 family with the nursing home vacant; that the present legal use is nursing home for a total of 98 patients in accordance



# MINUTES

with Certificate of Occupancy 147768 issued against Alt. Applic. 4205-54; that the north and south wings are of class 3 construction and the west wing is of class 1 construction; that the two wings known as north and south will be one family for each wing on each floor; that the rear west wing will be converted to 3 apartments on each floor making a total occupancy of 10 families; that the buildings are set back 20 feet 11 inches from the building line and there is an open porch 9 feet 5 inches back; that there is a rear yard with a minimum depth of 10 feet; that in addition there is a yard between the north and south wings of 10 feet 7 inches by 68 feet 8 inches in area; that there are two side yards 4 feet by 34 feet 8 inches; that the building occupies less than the permitted coverage under the zoning resolution; that each stairhall leading from the 2nd floors of the north and south wings serve only one family and lead directly to the street; that exit conditions, room sizes, etc., in the rear portion will comply in all respects to the multiple dwelling law; that the stairhalls in the north and south wings are provided with a one-source sprinkler system; and

WHEREAS, the applicant further contends that the premises in effect consists of 2 family dwellings with a rear class 1, six-family multiple dwelling separated from the 2 family dwellings by a fire wall with 1½ hour fireproof self-closing doors; that the exits of each of the 2 family portions are separate from the rear multiple dwelling.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3655-59, Objection No. 1, 2 and 3, dated January 5, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*, in view of the finding by the Board that it has no jurisdiction under Section 310 of the Multiple Dwelling Law.

## 122-60-A

APPLICANT—Albert E. Wheeler for Cleveland E. Dodge, owner.

SUBJECT—Application February 23, 1960—filed pursuant to Section 36, Article III of the General City Law re—proposed building not adjoining an improved street and appeal from decision of the Borough Superintendent re—Class 4 building, coverage excessive.

PREMISES AFFECTED—4655 Hadley Avenue, west side, 310.88 feet south of West 247th Street, Block 3418, Lot 324, Borough of the Bronx.

APPEARANCES—

For Applicant: Albert E. Wheeler.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker... 4

Negative ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated April 18, 1960 on N.B. Applic. 113-60, reads:

"1. The proposed building on the lot not adjoining an improved street is contrary to Art. III, Sec. 36 of the Gen. City Law."

2. The proposed building (Class IV) is contrary to Sec. 4.2.1. B.C. & Sec. C26-254.0 A.C."

and

WHEREAS, the applicant states that the proposed building is 67 feet 6 inches by 43 feet in area, 2 stories, 20 feet high, of class 4 construction, located in residence use, G area, class 1 height district; that the proposed use and occupancy will be: basement—2 rooms, service and garage; 1st floor—4 rooms; and 2nd floor—2 rooms; and

WHEREAS, the applicant states that the plot fronts on a city mapped street, Hadley Avenue, extends westwardly to Douglas Avenue, also a city mapped street; that neither street is fully improved, but plot is accessible over a private street, 30 feet in width, leading from Hadley Avenue eastwardly to West 246th Street and Arlington Avenue; that

this right-of-way is paved with asphalt for its full length; that water and gas mains and electric conduits are available in the private street in front of the plot (Hadley Avenue); that fire hydrants are located in the vicinity, one on the property near the building and the other in Dodges Lane (West 247th Street); that there is a private sanitary sewer crossing the plot; that all as shown on plot plan submitted; that the whole building covers a ground area of 3500 square feet, but a wing at the southeasterly corner is separated from the main building by a fire wall and self-closing doors; that the main building covers 2750 square feet; that the wing is 750 square feet; that there are four exterior doors from the main building and that the extension is at surface level.

Resolved, that the decision of the Borough Superintendent, dated April 18, 1960, acting on N.B. Application 113-60 Objections Nos. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the construction of the proposed building shall be as shown on drawings filed with this appeal dated February 23, 1960, 9 sheets, and that the proposed road to West 246th Street be constructed as shown on the drawings and shall be paved to the satisfaction of the Borough President and that, in all other respects, the building shall comply with all laws, rules and regulations applicable.

## 128-60-A

APPLICANT—Joseph Mitchell for Angelo Cuoco, owner; Robert W. Strachan, Jr., Incorporated, Lessee.

SUBJECT—Application February 25, 1960—appeal from a decision of the Borough Superintendent—re construction, tabular height of one story excessive.

PREMISES AFFECTED—357 West Broadway, east side, 85.9 feet south of Broome Street, Block 475, Lot 10, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Mitchell.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 15, 1960 on Alt. Applic. 180-60, reads:

"1. Proposed use of 2nd floor for offices in class 3 building used on 1st floor as motor vehicle repair shop is contrary to Sec. 4.2.1. B.C. since the tabular height limit of one story is exceeded."

and

WHEREAS, the applicant states that the building is 21 feet by 79 feet in area, 2 stories and attic, 35 feet high, of class 3 construction, located in unrestricted use, B area, class 2 height district, built before 1891, now used and occupied since 1942: 1st floor—motor vehicle repair shop, 2 persons; 2nd and 3rd floors—vacant; that the proposed use and occupancy will be: 1st floor—plumber's shop, office, motor vehicle repair shop, 5 persons; 2nd floor—office, 3 persons; 3rd floor—vacant; and

WHEREAS, the applicant states that the building will be used by the tenant for his plumbing and auto repair business; that the 1st floor ceiling will be covered with ½ inch plaster boards and 26 gauge sheet iron; that the stair will be enclosed at the 1st floor in masonry partitions with fireproof self-closing doors; that the 2nd floor enclosure will be of 1 hour construction with fireproof self-closing doors; that the stair is 3 feet wide of steel construction; that the attic floor will remain vacant.

Resolved, that the decision of the Borough Superintendent, dated February 15, 1960, acting on Alt. Applic. 180-60, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the premises shall comply with all laws, rules and regulations applicable



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thereto; that all work shall be done as shown on drawings filed with this appeal dated February 25, 1960, 4 sheets; that there shall be no gasoline storage in the building and no paint spraying; and that a Certificate of Occupancy shall be obtained.

## 203-60-A

APPLICANT—Lama, Proskauer and Prober for Nicholas Scandore, owner.

SUBJECT—Application March 17, 1960—Appeal from a decision of the Borough Superintendent—re certificate of occupancy, exits and illegal occupancy.

PREMISES AFFECTED—1048-1072 Ocean Parkway, west side, 380 feet south of Avenue J and 1151-1167 East 5th Street, Block 5495, Lot 870, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Administration: Samuel Bodian, Park Dept.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 801-59-A

APPLICANT—Dominick Salvati and Son for Carl E. Tavalacci, owner.

SUBJECT—Application December 4, 1959—Appeal from a decision of the Borough Superintendent re—frame structure, commercial use.

PREMISES AFFECTED—8500 18th Avenue, southwest corner of 85th Street, Block 6343, Lot 45, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 556-58-A

APPLICANT—H. M. Cole of Skidmore, Owings & Merrill for Equitable Life Assurance Society of U.S., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal, decision of the Borough Superintendent—re escalators; previously granted on condition.

PREMISES AFFECTED—1281-1297 Avenue of the Americas, west side, from West 51st to West 52nd Streets; 101-129 West 51st Street and 100-126 West 52nd Street, cellar, 1st and 2nd floors, Block 1004, Lot 29, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. M. Cole and G. R. Spatafora.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 9, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 9, 1958, by adding thereto:

“that the partition arrangement and escalator enclosure at the cellar level may be changed to accommodate a bank entrance, as shown on revised drawings marked ‘Received April 18, 1960’, 3 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (NB 52/58)

## 640-59-A

APPLICANT—Samuel Garnett, for 306 East 61st Street Corporation, owner.

SUBJECT—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—306-316 East 61st Street, south-side, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Laid over to June 7, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 804-59-A

APPLICANT—Hadyn H. Craigwell, for Max Pearlstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

PREMISES AFFECTED—848 Flushing Avenue, south side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 2 P.M.; no appearance for applicant—to be notified.

## 76-60-A

APPLICANT—Benjamin W. Bernstein for Thomas Lainis, owner.

SUBJECT—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

PREMISES AFFECTED—23-46 126th Street, west side, 215.17 feet north of (existing), 185.17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

### APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 2 P. M., no appearance for applicant—to be notified.

## 137-60-A

APPLICANT—Joseph Nirenberg for Clare Marks, owner.

SUBJECT—Application February 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, with a frame structure on the same lot.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Claire Marks, William Marks and Joseph Nirenberg.

ACTION OF BOARD—Laid over to June 7, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 179-60-A

APPLICANT—H. Kamenka for Adeo Tower Apts, Incorporated, owner.



# MINUTES

SUBJECT—Application March 10, 1960—Appeal from a decision of the Borough Superintendent—re use of double hung aluminum windows.

PREMISES AFFECTED—3000 Bronx Park East, northeast corner of Adey Avenue, Block 4543, Lots 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67 and 22-P, Borough of The Bronx.

APPEARANCES—

For Applicant: H. Kamenka and Charles A. Selby.

ACTION OF BOARD—Laid over to June 7, 1960, at 2 P. M.; applicant to return to the Building Department re question of approval under Cal. No. 747-57-SM.

## 532-32-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for F & F Service Stations, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district, the enlarging of the existing legal gas station and for extending the accessory building for laundry, office, sale of accessories, mezzanine for storage of tires, accessories and auto repairs with hand tools only and for the additional use in the new extension only, brake repair and lubrication.

PREMISES AFFECTED—31-04 Astoria Boulevard and 25-25 31st Street, southeast corner, Block 620, Lot 24, Astoria, Borough of Queens.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. II on February 18, 1958 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 14, 1933, as *amended* through February 18, 1958, by adding thereto:

"that the removal of a portion of the masonry wall and the installation of a tire rack along the easterly lot line may be permitted, substantially as shown on photograph marked 'Received April 20, 1960', on condition that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. App. 1593/57)

## 345-58-BZ

APPLICANT—Leo Kornblath for Geray Comp and Ethel Latt, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 21, 1960 and to clarify the resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7f of the Zoning Resolution, permitting in a business use district, on a plot presently used for the parking of more than five motor vehicles, the installation of gasoline tank pumps to be used in conjunction with the existing gasoline service station located on the adjoining lot.

PREMISES AFFECTED—2125 Jerome Avenue, west side, 70.65 feet south of West 181st Street, Block 3192, Lots 46 and 42, Borough of The Bronx.

APPEARANCES—

For Applicant: Michael Skowron.

ACTION OF BOARD—Application reopened and time extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work and clarification of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1959, only as to the time to obtain permits and complete the work so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

and to clarify those portions of the resolution referring to fences, curb cuts and the existing building on Lot 46, to read:

"that the existing parking lot shall have a fence or a retaining wall on the lot line with an opening to connect such lot with existing Lot 42, as shown, and that no fence or gate shall be required in such opening; . . . with existing curb cuts from the premises to Jerome Avenue and an additional curb cut to the south not over 20 feet in width . . . ; on further condition that the existing one story building marked 'existing office,' 10 feet 6 inches by 18 feet, 6 inches shown on both existing and proposed plans on Lot 46 shall be removed; and that reference to the continuation of the office building shall be eliminated from the resolution." (Alt. 315/58)

## 455-58-BZ

APPLICANT—Kenneth W. Milnes for Gaetano Trubia, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expires May 26, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in a local retail use district, the reconstruction and rehabilitation of an existing gasoline service station, accessory building for a lubritorium, car wash, auto repairs, mainly with hand tools and to install one new pump, relocate the existing pumps and install three additional tanks and provide a business entrance within 75 feet of a residence use district.

PREMISES AFFECTED—194 Brighton Avenue, southwest corner of Sumner Place, Block 117, Lot 20, New Brighton, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 26, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does



# MINUTES

hereby *amend* the resolution adopted on May 26, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt App 94/58)

## 737-58-BZ

APPLICANT—Kenneth W. Milnes for F. D. Koehler Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 5, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7a of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction of an existing gasoline service station, lubricatorium, sales room, minor auto repairs and car washing, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and pumps, the relocation of the existing pumps and curb cuts within 75 feet of residence use district.

PREMISES AFFECTED—717 Richmond Road, northwest corner of Price Street, Block 631, Lot 1, Concord, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 5, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 5, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 1216/58)

## 774-58-BZ

APPLICANT—Leonard F. Rothkrug for Takabe Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 7, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 9A of the Zoning Resolution, permitting in a Class 1 height district, the erection of a multiple dwelling of a height in excess of that permitted area within two miles of La Guardia Airport.

PREMISES AFFECTED—36-25 Parsons Boulevard, northeast corner of 37th Avenue, Block 5014, Lot 1, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 7, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to

obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 7, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 4167/58)

## 165-59-BZ

APPLICANT—Lama, Proskauer and Prober for Stadium Motor Lodge Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the erection of one ground sign and three signs on the face of the residence hotel; the signs to be illuminated business signs.

PREMISES AFFECTED—241-249 West 167th Street and 1260-1268 Major Deegan Boulevard, northeast corner, Block 2530, Lot 9, Borough of The Bronx.

APPEARANCES—

For Applicant: Alfred A. Lama and Stanley R. Becker.

For Opposition: Samuel Bodian, City Construction Coordinator.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 24, 1959 on certain conditions; and

WHEREAS, the resolution was amended on February 9, 1960; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 24, 1959, as *amended* on February 9, 1960, by adding thereto:

"that an illuminated non-flashing accessory sign may be permitted above the second floor windows facing West 167th Street, as shown on revised drawing marked 'Received April 13, 1960', one sheet, *on condition* that the new sign, as proposed, shall replace the one formerly permitted to face West 167th Street; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Electric Sign 61/60)

## 1714-18-BZ—Vol. II

APPLICANT—Reginald S. Hardy for 3825 Broadway Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, permitting partly in a business and partly in a residence district, the erection of theatre and store building.

PREMISES AFFECTED—3821-3839 Broadway, southwest corner of West 160th Street, Block 2137, Lots 1, 7, 9 and 10, Borough of Manhattan.

APPEARANCES—

For Applicant: R. S. Hardy.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1



# MINUTES

## 147-34-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a retail use district, the proposed extension of existing gasoline service station, office, lubritorium and auto laundry, to include sales, minor auto repairs, hand tools only and parking of cars in open areas.

PREMISES AFFECTED—187-37 to 187-47 (187-41 official) Hillside Avenue and 87-88 to 87-96 188th Street, northwest corner, Block 9960, Lot 1, Hollis, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 369-36-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Co., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 17, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2306-2320 Arthur Kill Road and 1157-1165 Rossville Avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; applicant to file drawings showing how West Shore Expressway and service roads will affect the site.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Cedarcroft Associates, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the use of portion of the cellar as an architect's office (originally intended as a doctor's office).

PREMISES AFFECTED—170-10 Cedarcroft Road, southeast corner of Homelawn Street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

### APPEARANCES—

For Applicant: A. H. Salkowitz.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1960, at 10 A. M., to consider extension of term of variance for an additional ten years, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 146-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Irving Wasserman, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district, the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 E. 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1960, at 10 A.M., to consider amendment of the resolution and extension of time to obtain permits and complete the work, which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative. Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 378-47-BZ

APPLICANT—Lama, Proskauer and Prober for Rose Sempliner, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2863-2873 West 31st Street, east side, 100 feet north of Mermaid Avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and set for hearing on June 21, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

### THE VOTE—

Affirmative. Vice Chairman Kleinert, Commissioner

Sleeper, Commissioner Fox and Commissioner Becker. 4

Negative: ..... 0

Absent: Chairman Foley ..... 1

## 424-52-BZ

APPLICANT—Lyman Tenenbaum for Samuel Danzig, owner; Beverly Trading Corp., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 17, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles for a term of years.

PREMISES AFFECTED—43-45 West 67th Street, north



# MINUTES

side, 100 feet east of Columbus Avenue, Block 1120, Lot 5, Borough of Manhattan.

## APPEARANCES—

For Applicant: Irving Tenenbaum.

**ACTION OF BOARD**—Application reopened and set for hearing on June 21, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker. 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

81-58-BZ

**APPLICANT**—Robert Gottlieb for Elvira Imperato, owner.

**SUBJECT**—Application June 17, 1958—decision of the Borough Superintendent, under Section 7h of the Zoning

Resolution, to permit in a residence use district, on a plot presently occupied with a metal three car garage and a frame shed, the use of the unbuilt upon portion for the parking and storage of more than five motor vehicles on a monthly non-transient basis.

**PREMISES AFFECTED**—670-674 East 226th Street, south side, 180 feet west of White Plains Road, Block 4827, Lots 78, 79 and 81, Borough of The Bronx.

## APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn at the request of owner's representative.

## THE VOTE—

Affirmative: Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker 4  
Negative: ..... 0  
Absent: Chairman Foley ..... 1

Adjourned 3:30 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

# RULES

**RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.**

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

## AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

## 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

## 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing

and normal handling shall have no detrimental effects on the treatment of the material.

## 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

## 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

## 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

### 5.1 SAMPLING FOR TEST SPECIMENS —

Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arrang-



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## RULES

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ed to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of  $\frac{3}{8}$ -inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame  $1\frac{1}{2}$  inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as

provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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BULLETIN

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CITY OF NEW YORK

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No. 23

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Rules for Test of Fire Resistive Materials.

COURT DECISION.

Matter of Max Kirsch, Inc. vs. Board:—On November 19, 1957, the Board denied an application under Section 7, subdivisions e and f of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles: Cal. No. 125-57-BZ, Premises 9501-9515 Sea View Avenue and 1645-1655 East 95th Street, northeast corner, Borough of Brooklyn.

At Special Term, Supreme Court Kings County, Mr. Justice Brown remitted the case to the Board, saying in part: (N. Y. Law Journal, October 30, 1958, page 14):

"for reconsideration and the making of a new determination in proper form, with leave to all parties to submit such other and further proof before the board as they may be advised." The court expresses the opinion that the Board has not stated sufficient reasons for denying this application in view of two other gas stations granted within 400 ft."

This matter was restored to the docket by order of the Court and set for hearing on February 17, 1959. On March 31, 1959, the Board denied the application under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, storage, offices and sales, car washing and parking and storage of motor vehicles.

On May 12, 1959 Petition and Order of Certiorari was served on the Board by Reginald S. Hardy, attorney for petitioner, owner, seeking a review of the Board's determination on March 31, 1959.

At Special Term, Supreme Court, Part I, Mr. Justice McDonald sustained the Board, order of certiorari vacated and petition dismissed. (New York Law Journal, May 19, 1960, page 14).

NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases filed up to May 31, 1960*

*Cal. No. Dept. Premises Affected*

**399-60-A**—F.D.—144 West 27th Street, south side, 232.4 feet east of 7th Avenue, Block 802, Lot 67, Borough of Manhattan, F.D. Decision 4-29-60, respray painting system.

**400-60-SM**—Socony Structural Metal Coatings, various models, manufactured by Socony Paint Products Co., Material.

**401-60-A**—B.M.—400A East 118th Street, south side, 75 feet east of 1st Avenue, Block 1711, Lot 145, Borough of Manhattan, Alt. 2028-59, re—egress.

**402-60-BZ**—B.Bx.—2069 Bruckner Boulevard, northwest corner Olmstead Avenue, Block 3797, Lots 33, 42, 50, 52 and 60, Borough of the Bronx, N.B. 602-60, re—proposed supermarket and stores and accessory parking, residence use district.

**403-60-A**—B.M.—45 West 47th Street, north side, 251 feet east of 6th Avenue, Block 1263, Lot 11, Borough of Manhattan, Alt. 686.60 re—live load, factory use.

**404-60-BZ**—B.B.—740-770 East 103rd Street, northwest corner Flatlands Avenue, Block 8190, Lot 1, Borough of Brooklyn, N.B. 3017-59, re—stores, market and parking area, retail and business use districts.

**405-60-A**—F.D.—270 Park Avenue, west side from East 47th Street to East 48th Street, 43 East 47th Street, and 28-42 East 48th Street, and 401-409 Madison Avenue (entire block), Block 1283, Lots 21, 30 and 34, Borough of Manhattan, F.D. Decision 5-3-60, re—firepump, not of an approved type.

**406-60-BZ**—B.B.—3994-4004 Nostrand and 3691 Shore Parkway, northeast corner, Block 7501, Lot 224, Borough of Brooklyn, N.B. 749-60, re—proposed gasoline service station, lubritorium, car wash, parking, etc., residence use district.

**407-60-BZ**—B.Q.—97-14 Roosevelt Avenue and 40-01 97th Street, southeast corner, Block 1606, Lot 70, Corona, Borough of Queens, Alt. 435-60, re—extension of factory use, retail use district.

**408-60-BZ**—B.M.—7 East 67th Street, north side, 175 feet east of 5th Avenue, Block 1382, Lot 8, Borough of Manhattan, Alt. 1501-59, re—proposed occupancy of 5th floor for business use, residence use district.

**409-60-A**—B.M.—7 East 67th Street, north side, 175 feet east of 5th Avenue, Block 1382, Lot 8, Borough of Manhattan, Alt. 1501-59, re—enclosed stair.

**410-60-A**—B.M.—244-246 East 60th Street, south side, 115 feet west of 2nd Avenue, Block 1414, Lots 129 and 30, Borough of Manhattan, Alt. 1429-58, re—mapped street approach to Queensboro Bridge.

**411-60-A**—B.B.—110 Lenox Road, and 2033-2097 Bedford Avenue, southeast corner, Block 8084, Lot 15, Borough of Brooklyn, Alt. 3654-59, re—use of janitor's apartment by a rent paying tenant, multiple dwelling.

**412-60-BZ**—B.B.—2146-2148 West 21st Street, west side, 350 feet north of Mermaid Avenue, Block 7017, Lot 27, Borough of Brooklyn, Alt. 686-60, re—change of occupancy to light manufacturing with use of power drills and power saws, residence use district.

**413-60-A**—B.M.—120 West 20th Street, south side, 253 feet 8 inches west of Avenue of the Americas, Block 795, Lot 54, Borough of Manhattan, Alt. 1348-57, re—egress.

**414-60-SM**—Vin-L-Lab 22, Pliant Wood (wall covering), manufactured by Laminating Services, Inc., Material.

**415-60-BZ**—B.Q.—169-01 to 169-21 North Conduit Avenue and 144-35 to 144-45 New York Boulevard, northeast corner, and 168-12 to 168-28 and 169-02 to 169-06 144th Road, Block 12598, Lots 116, 130, 145 and 150, Jamaica, Borough of Queens, N.B. 934-60, re—proposed erection of a gasoline service station, lubritorium, minor auto repairs, car washing, one story metal lunch wagon, parking and storage, etc., residence use district.

**416-60-BZ**—B.Q.—121-22 to 121-58 and 121-72 to 121-90 (121-30 official) Springfield Avenue, and 99-01 to 99-19 122nd Avenue, northwest corner, and 199-02 to 202-04 Nashville Boulevard, Block 12695, Lots 1, 25, 21, 35, 47, 52, 81, 83 and 102 Springfield Borough of Queens, Alt. 1571-59, re—parking, storage and repair shop for motor vehicles, retail and residence use districts.

**417-60-SA**—1 B1 Master, Anti-Siphon Ballcock, manufactured by Coast Foundry & Manufacturing Co., Appliance.

**418-60-BZ**—B.M.—332-340 East 76th Street, south side, 125 feet east of 2nd Avenue, Block 1450, Lot 43, Borough of Manhattan, Alt. 357-60, re—roof for parking of automobiles, retail use district.

**419-60-BZ**—B.Bx.—75-85 Tremont Avenue, west side, 186.87 feet south of Kingsland Place, Block 2869, Lots 41, 43, 45, Borough of the Bronx, Alt. 321-60, re—parking lot and storage building for motor vehicles, retail and residence use districts.

**420-60-SA**—Bryan Copper Tube Boilers, gas fired, various models, manufactured by Bryan Steam Corp., Appliance.

**421-60-SA**—Bryan Copper Tube Boilers, oil fired, various models, manufactured by Bryan Steam Corp., Appliance.

**422-60-SA**—Interlock, various models, manufactured by J. C. Anderson & Co., Appliance.

**423-60-BZ**—B.B.—1028-1040 Utica Avenue, west side, 100 feet south of Tilden Avenue, Block 4734, Lot 11, Borough of Brooklyn, Alt. 1215-60, re—proposed display and sale of new and used motor vehicles, new parts and accessories, lubricating, motor vehicle repair shop, etc., business use district.



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**424-60-BZ**—B.R.—82 Holly Street, west side, 420 feet south of Sparkhill Avenue, Block 848, Lot 641, Concord, Borough of Richmond, N.B. 1310-59, re—structure, located in an E-1 area district has been erected less than 15 feet from the widening line, residence use district.

**425-60-SA**—Blue-Flame "Kwik-Vent" gas fired space heaters, Model Nos. VGW-22 and VGW-30, manufactured by Vacuum Gas Burner Co., Appliance.

## Restored to Docket

**731-46-BZ**—Vol. III—B.Q.—35-38 to 35-44 (35-40 official) 30th Street, west side 92.61 feet north of 36th Avenue and 35-37 to 35-47 29th Street, Block 341, Lots 6 and 43, Long Island City, Borough of Queens, Alt. 1635-58, re—extension of the use to include outdoor parking for employees (no fee to be charged) and off street loading and unloading—business and residence use districts.

**332-33-BZ**—B.M.—14 West 66th Street, south side, 225 feet west of Central Park West, Block 1118, Lot 42, Borough of Manhattan, B. S. decision dated April 21, 1960, reopened for consideration as to extension of term of variance, re—garage for more than five (5) motor vehicles—business use district.

**791-54-BZ**—B.M.—119 East 36th Street, north side, 144.2 feet west of Lexington Avenue, Block 892, Lot 11, Borough of Manhattan, Alt. 1012-54, reopened for consideration as to extension of term of variance, re—professional offices on 1st, 2nd and 3rd floors with apartment on 4th floor, etc.—residence use district.

**878-49-BZ**—B.B.—24 Lenox Road, south side, 160 feet 5½ inches east of Flatbush Avenue and 2153-2155 Caton Avenue, Block 5083, Lot 22, Borough of Brooklyn, Amendment to N.B. 1102-49, reopened for consideration as to extension of term of variance, re—garage for eight motor vehicles—residence use district.

**794-48-BZ**—Vol. III—B.B.—311-315 93rd Street, north side, 89 feet east of 3rd Avenue, Block 6103, Lot 61, Borough of Brooklyn, Alt. 545-54, reopened for consideration as to extension of term of variance, re—extension of restaurant to include dancing and three piece band including piano (cabaret)—residence use district.

**799-28-BZ**—Vol. II—B.B.—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn, N.B. 512-60, re—gasoline service station, lubritorium, minor auto repairs, parking and storage of motor vehicles, etc.—business use district.

**30-48-BZ**—Vol. II—B.B.—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn, Alt. 2112-49, reopened for consideration as to extension of term of variance, re—reconstruction and extension of existing gasoline service station, etc.—residence and business use districts.

**515-54-BZ**—B.B.—798-812 Schenck Avenue, west side, 185 feet south of Linden Boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn, Alt. 2029-54, reopened for

consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**1004-57-BZ**—B.B.—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn, Alt. 135-60, reopened for consideration as to extension of term of variance, re—motor vehicle repair shop for body and fender repairs—business use district.

**1212-40-BZ**—Vol. II—B.B.—1061 Montgomery Street, north side, 30 feet 9¼ inches west of East New York Avenue and 46-48 Ford Street, Block 1420, Lots 51 and 59, Borough of Brooklyn, Alt. 469-60, re—motor vehicle repair shop with hand tools only, ignition and carburetor servicing, parking and storage of more than five (5) motor vehicles—retail and residence use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

### Last Publication

|                                                                                                                                                              |                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                                                                                                 | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                                                                                                            | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.                                                                                             | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                                                                                         | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                                                                                | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                                                                                             | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                                                                                      | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                                                                                                             | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                                                                                                            | Sept. 15, 1955.                |
| Elevator Rules .....                                                                                                                                         | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings .....                                                                               | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                                                                                                             | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials. Rules for .....                                                                                                                | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                                                                                     | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                                                                                             | April 15, 1958.                |
| Fire Drill Rules .....                                                                                                                                       | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations ..... | Mar. 24, 1960—Vol. 45, No. 12  |
| Fireproof Wood, Testing of.....                                                                                                                              | Apr. 22, 1952—Vol. 37, No. 17  |
| Gas Shut-Off Rules .....                                                                                                                                     | Apr. 13, 1937—Vol. 22, No. 15  |
| Hatchway Protection .....                                                                                                                                    | Apr. 7, 1925—Vol. 10, No. 14   |
| Insulating Fibre Board Rules ....                                                                                                                            | June 5, 1928—Vol. 13, No. 23   |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                                                                                             | Mar. 25, 1952—Vol. 37, No. 13A |
| Oil Burner Rules .....                                                                                                                                       | Feb. 11, 1947—Vol. 32, No. 6   |
| Opening Protective Assemblies, Rules for Inspection of .....                                                                                                 | June 25, 1959—Vol. 44, No. 25  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....                                                                   | May 27, 1954.                  |
| Plumbing Rules .....                                                                                                                                         | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply)                                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Procedure, Rules of .....                                                                                                                                    | Nov. 13, 1956.                 |
| Smoking in Factories, Rules for..                                                                                                                            | Oct. 8, 1959—Vol. 44, No. 40   |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                                                                                | Mar. 31, 1960—Vol. 45, No. 13  |
| Sprinkler, Rules .....                                                                                                                                       | Feb. 25, 1960—Vol. 45, No. 8   |
| Standpipe Fireline Rules .....                                                                                                                               | June 29, 1937—Vol. 22, No. 26  |
| Structural Alterations, Reporting.                                                                                                                           | June 8, 1937—Vol. 22, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                                                                               | June 7, 1932—Vol. 17, No. 23   |
| Zoning Resolution, Rule to Supplement Section 19-A—                                                                                                          | Sept. 3, 1946—Vol. 31, No. 36  |
|                                                                                                                                                              | July 11, 1958.                 |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Acces-



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sories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JUNE 14, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, June 14, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 283-53-BZ—Vol. II

APPLICANT—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

PREMISES AFFECTED—59-02 to 59-12 37th Avenue, south side between 59th and 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

Laid over from June 1, 1960, to June 14, 1960, for hearing at the request of the objectors.

### 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubritorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

### 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner, and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

### 854-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr. for Nathan Greenbaum, owner.

SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Manor Avenue, east side, 100 feet south of East 174th Street, Block 3866, Lots 34 and 36, Borough of the Bronx.

### 901-59-BZ

APPLICANT—Henry Nordheim for Jack DeLisi, owner. SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1330 University Avenue, east-side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of The Bronx.

### 56-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Carini, owner.

SUBJECT—Application January 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of non-transient storage and parking of fuel oil truck and service cars for a temporary term of ten (10) years in conjunction with a storage garage.

PREMISES AFFECTED—346-360 East 29th Street, west side, 230 feet north of Avenue D, Block 5194, Lot 25, Borough of Brooklyn.

### 908-59-BZ

APPLICANT—Casale and Nowell for Caral Real Estate Company Incorporated, owner; Paul Bianchini, lessee.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the basement apartment of an existing multiple dwelling from living quarters to an art gallery and living quarters.

PREMISES AFFECTED—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan.

### 902-59-BZ

APPLICANT—Henry Nordheim for Jack DeLisi, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lots 120 and 122, Borough of The Bronx.

### 879-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, store and office and extend such uses to include minor auto repairs, sales and utility rooms and parking and storage of motor vehicles within the business use portion and extending into the residence use portion of the plot.

PREMISES AFFECTED—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

### 880-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 21, 1959—filed pursuant to Section 35 of the General City Law re—premises partly located in the bed of mapped street—proposed widening of Metropolitan Avenue.

PREMISES AFFECTED—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.



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## 212-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher for Maria De Palma, owner; Rayco Seat Covers Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7c, 7i, 7h of the Zoning Resolution, to permit in a business and residence use district, the construction of a one story extension to the present building and extend the present uses of sales, display, storage and installation of auto seat covers, minor motor vehicle repairs limited to muffler replacement services with use of acetylene torch and parking of more than five (5) motor vehicles for patrons, to include the storage and installation of tires, batteries and shock replacement service.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

## 900-59-BZ

APPLICANT—McInerney and Mulvaney for Samuel R. Saunders, owner.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

PREMISES AFFECTED—217 Reid Avenue, and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

## 868-59-BZ

APPLICANT—James J. Lyons, Jr., and John J. Lynch for Karsov Realty Corporation, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station including gasoline and oil selling, car wash, lubrication, salesroom, minor repairs, parking of more than five motor vehicles and New York State Inspection service.

PREMISES AFFECTED—495 East 180th Street and 2101-2109 (2107 official) Bathgate Avenue, northwest corner, Block 3047, Lots 21, 22 and 25, Borough of The Bronx.

## 243-60-BZ

APPLICANT—Larry Meltzer for Congregation Bnai Israel of Midwood Inc., owner.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of a one and three story fireproof building, which structure as proposed occupies more than the permitted area, such structure to be occupied for synagogue purposes.

PREMISES AFFECTED—4915-4923 Avenue J and 1796-1808 Utica Avenue, northwest corner, Block 7775, Lot 1, Borough of Brooklyn.

## 78-60-BZ

APPLICANT—Irving P. Marks for Morris and Lena Metz, owners.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail, local retail and residence use district, the change in use of an existing public garage to bowling, recreation center, bar, restaurant and office.

PREMISES AFFECTED—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn.

## 1037-23-BZ—Vol. II

APPLICANT—The Austin Company for The Macmillan Company, owner.

SUBJECT—Application reopened November 4, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the

upper part of an existing building, the fourth to eighth floors, inclusive from storage and packing to offices, extending into the residence use district, the lower floors to remain offices.

PREMISES AFFECTED—60 to 62 Fifth Avenue northwest corner of West 12th Street, Block 576, Lot 46, Borough of Manhattan.

## 503-59-BZ

APPLICANT—E. Richard Crino for Max and Elizabeth Langner, owners.

SUBJECT—Application July 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the present one family dwelling to remain without the required rear yard and side yards.

PREMISES AFFECTED—2546 Hering Avenue, east side, 300 feet south of Allerton Avenue, Block 4458, Lot 25, Borough of The Bronx.

## 95-50-BZ—Vol. II

APPLICANT—Jacobs Jancourtz for Lester Christianson, owner.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story building for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four (4) cars awaiting service, the remainder of the plot to retain the present use of parking lot and the sale of used cars.

PREMISES AFFECTED—2179-2181 Amsterdam Avenue northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

## 322-60-BZ

APPLICANT—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street Corporation, owners.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, "D" area, a class  $\frac{3}{4}$  height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

PREMISES AFFECTED—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

## 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka, and Robert Zeiller, Contract Purchaser.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a residence use "B" area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

PREMISES AFFECTED—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

## 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb for North American Holding Corporation, owner.

SUBJECT—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse



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and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from May 17, 1960, to June 1, 1960, for hearing at request of applicant's representative; then to June 14, 1960, for continued hearing; applicant to submit additional information.

## 356-59-BZ

APPLICANT—Leonard F. Rothkrug for Ned Kalesh, owner; Andrea Catering Corporation, lessee.

SUBJECT—Application reopened May 17, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one-story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

## 540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application reopened May 17, 1960 for consideration as to extension of term of variance, expired February 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30-33 inclusive, Borough of Brooklyn.

## 732-57-BZ

APPLICANT—Reginald S. Hardy for Miriam Mandel and Marion Kroll, owners.

SUBJECT—Application reopened May 17, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry (non-automatic), minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 742-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

Hearing closed—Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices; then to June 14, 1960, for inspection and decision; applicant to submit drawing showing sign; hearing closed.

## 141-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corporation, owner; Mauricos Company, Incorporated, lessee.

SUBJECT—Application reopened October 7, 1958 as Vol. 11—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 731-59-BZ

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and restricted retail use district, the change in use of part of the front area of the cellar of a Class A multiple dwelling from a superintendent's apartment to an office.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 732-59-A

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 360-47-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Jennie Pecora, owner.

SUBJECT—Application March 25, 1957, decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the



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reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 20-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Highway Mansion Incorporated, owner; Lillian Fruit Corporation, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a patron and employee parking lot (no fee to be charged) in conjunction with adjoining supermarket, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—1601 East 16th Street, southeast corner, Avenue P, Block 6779, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for applicant to file revised plans and for inspection and decision.

## 852-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under section 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—466-474 St. Nicholas Avenue, and 317-319 West 133rd Street, northeast corner, Block 1959, Lot 1 Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 662-59-BZ

**APPLICANT**—Jerome W. Perlstein for Leo Boryk, owner.

**SUBJECT**—Application October 14, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling encroaching on the required rear yard.

**PREMISES AFFECTED**—219-10 Stewart Road, southside, 70 feet east of 219th Street, Block 7794, Lot 461, Queens Village, Borough of Queens.

Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 865-59-BZ

**APPLICANT**—Dominick Salvati and Son for Philip Pinus, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

**PREMISES AFFECTED**—268-03 Union Turnpike, northeast corner, of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; applicant to file dimensioned drawing of setbacks in connection with adjacent dwellings.

## 90-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rus-

ciano for Fairmount Theatre Corporation, owner; Joseph Rosenblum, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under section 7c of the Zoning Resolution, to permit in a retail and residence use district, the alteration and change in occupancy of the theatre portion of the building to a retail super market on the first floor and bowling alleys on the two upper stories.

**PREMISES AFFECTED**—57 East Burnside Avenue, northeast corner of Walton Avenue, Block 3178, Lot 1, Borough of The Bronx.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 547-32-BZ—Vol. III

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

**PREMISES AFFECTED**—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 746-49-BZ—Vol. II

**APPLICANT**—H. M. Cole for Koch Auto Service Company, Incorporated, owner.

**SUBJECT**—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the continuance of an existing motor vehicle repair shop and garage for more than five (5) cars previously granted by the Board for a term of two years, the term of variance expired on November 8, 1953.

**PREMISES AFFECTED**—4423-4429 Broadway, westside, 158 feet, 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision.

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; then to June 14, 1960; for decision; applicant to submit revised drawings showing compliance as to area and setback regulations and parking at the Rockaway Avenue front.

## 907-59-BZ

**APPLICANT**—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the con-



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struction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

**PREMISES AFFECTED**—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for revised drawings including perspective showing the design of the exterior of proposed building in conformance with architecture of adjacent residences; antennae poles in a flag pole design and complete landscaping, and for inspection and decision; then to June 14, 1960, for decision; applicant to file revised drawings.

## 903-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from May 10, 1960, to June 1, 1960, for inspection and decision; applicant to file amended drawings; then to June 14, 1960, for decision; applicant to file revised plans.

## 870-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.

**PREMISES AFFECTED**—942 Kings Highway south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

**Hearing closed**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; applicant to file new plans; then to June 14, 1960, for applicant to file revised drawings and for decision; hearing previously closed.

MAX H. FOLEY, *Chairman*.

## JUNE 14, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 14, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 849-59-A

**APPLICANT**—Hannibal F. Zumbo for Michael and William Turino, owner doing business as William Turino Company.

**SUBJECT**—Application December 14, 1959—Appeal from a decision of the Borough Superintendent—re egress and stairway.

**PREMISES AFFECTED**—130 Park Place, south side, 57 feet 2 inches west of Washington Street, Block 128, Lot 42, Borough of Manhattan.

## 71-60-A

**APPLICANT**—Samuel Rosenblum for 115 Wooster Street Corporation, owner.

**SUBJECT**—Application February 1, 1960—Appeal from a decision of the Borough Superintendent—re stairs and egress.

**PREMISES AFFECTED**—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11, and 20. Borough of Manhattan.

## 96-60-A

**APPLICANT**—Polarad Electronics Corporation for Albert W. Franklin, owner.

**SUBJECT**—Application February 8, 1960—Appeal from an order and a decision of the Fire Commissioner—re Fire exit lock.

**PREMISES AFFECTED**—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City, Borough of Queens.

## 102-60-A

**APPLICANT**—Hady H. Craigwell for Hylas Strangs, owner.

**SUBJECT**—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

**PREMISES AFFECTED**—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

## 132-60-A

**APPLICANT**—Joseph M. Lonergan for Heidelberg Realty Corporation, owner.

**SUBJECT**—Application February 18, 1960—Appeal from a decision of the Fire Commissioner re—elevator in readiness.

**PREMISES AFFECTED**—300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of Manhattan.

## 289-60-A

**APPLICANT**—Burke and Groh for William Uhl, adjoining property owner.

**OWNER OF PREMISES**—Bay Terrace Country Club, Incorporated.

**SUBJECT**—Application April 13, 1960—Review of decision of Borough Superintendent and revocation of permit NB 4219/59 re—parking facilities.

**PREMISES AFFECTED**—217-14 24th Avenue, southeast corner of Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens.

## 302-60-A

**APPLICANT**—Carl E. Schiffer for Fredric Burgert, owner.

**SUBJECT**—Application April 22, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 34 and 216 of the Multiple Dwelling Law re—superintendent's cellar apartment.

**PREMISES AFFECTED**—1868 White Plains Road, east side, 78.06 feet south of Rhineland Avenue, Block 4050, Lot 35, Borough of The Bronx.

MAX H. FOLEY, *Chairman*.

## JUNE 21, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage



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of motor vehicles, for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official)  
 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**Hearing closed.**—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision; then to June 1, 1960, for decision at the request of applicant; applicant to obtain new decision from Borough Superintendent; then to June 21, 1960, for decision at the request of the applicant.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official)  
 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 486-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

**SUBJECT**—Application July 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.

**PREMISES AFFECTED**—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

**Hearing closed.**—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to submit revised drawings.

MAX H. FOLEY, *Chairman.*

## JUNE 21, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 464-52-SA

**APPLICANT**—Melchior, Armstrong, Dessau Company of Delaware, Inc., owner—oxygen tent.

## 153-59-SA

**APPLICANT**—Philco Corporation, owner—gas-fired clothes dryer.

## 81-60-SA

**APPLICANT**—Shepard Elevator Company, owner—oil buffer.

## 171-60-SM

**APPLICANT**—Alpha Plastics Inc., owner—plastic waste line pipe.

## 638-41-SM

**APPLICANT**—United States Gypsum Company, owner—amendment of resolution additional fire resistive rating.

## 476-44-SM—Vol. IV

**APPLICANT**—United States Gypsum Company, owner—amendment of resolution additional fire resistive rating.

## 898-47-SM

**APPLICANT**—United States Gypsum Company owner—amendment of resolution additional method of construction.

## 59-49-SA

**APPLICANT**—Watts Regulator Company owner—amendment of resolution additional vacuum breaker.

## 556-50-SM

**APPLICANT**—United States Gypsum Company owner—amendment of resolution additional fire resistive rating.

## 317-55-SA—Vol. II

**APPLICANT**—Almo Laboratories Company, Inc., owner—amendment of resolution rinse injector.

## 272-60—A

**APPLICANT**—S. Walter Katz for Rupeg Realty Corporation, owner.

**SUBJECT**—Application April 6, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 211 and 231, Subdivision 1 and 2, of Multiple Dwelling Law—re height and means of egress.

**PREMISES AFFECTED**—204-210 East 53rd Street, south side, 80 feet east of 3rd Avenue, Block 1326, Lots 44 and 145, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*

## JUNE 28, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning, June 28, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 888-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubricatory and auto laundry and extend the uses to include car washing, salesroom, utility room, minor auto repairs, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

**PREMISES AFFECTED**—71-01 to 71-19 (71-05 official)  
 Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

## 9-60-BZ

**APPLICANT**—Maxfield Blaubeux for Jerome Avenue Brooklyn, Incorporated, owner.

**SUBJECT**—Application January 7, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a one story extension to the present two story building for use as an addition to the existing Post Office and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z and 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn.

## 341-43-BZ—Vol. V

**APPLICANT**—Martyn N. Weston for 3319 Realty Corporation, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district the conversion of a bank of 57 single car public garages into a "laundry supplies and garment storage" area, and an open parking lot for Riteway Laundry employees.

**PREMISES AFFECTED**—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.



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## 290-50-BZ—Vol. II

APPLICANT—William J. Calise for Joan Levin, owner.  
SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a store building with parking for patrons' cars.  
PREMISES AFFECTED—695 to 715 Avenue Z northside from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

## 125-60-BZ

APPLICANT—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.  
SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.  
PREMISES AFFECTED—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

## 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.  
SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and auto laundry and extend these uses to include the sales and storage of auto tires.  
PREMISES AFFECTED—486 to 496 Coney Island Avenue, west side, 91 feet, 9 1/8 inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, 1/2 inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

## 859-59-BZ

APPLICANT—Gallop Climenko and Gould for 345 East 56th Street Company, owner.  
SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district.  
PREMISES AFFECTED—1023-1031 First Avenue and 345-353 East 56th Street, northwest corner, Block 1349, Lots 22 to 27 inclusive and 122, Borough of Manhattan.

## 129-60-BZ

APPLICANT—Paul Friedman for C.R.H.O., Incorporated, owner; General Outdoor Advertising Company, lessee.  
SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years.  
PREMISES AFFECTED—106-19 Rockaway Boulevard,

north west corner of 107th Street, Block 11473, Lot 7; Ozone Park, Borough of Queens.

## 105-60-BZ

APPLICANT—Harry G. Savran for Greenpoint Warehouse Terminal Co., Incorporated, owner.  
SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a drug store on the first floor of an existing multiple dwelling occupied by Doctors' offices.  
PREMISES AFFECTED—1749 Grand Concourse, northwest corner of Clifford Place and 1740 Walton Avenue, northeast corner of Clifford Place, Block 2822, Lot 19, Borough of The Bronx.

## 59-60-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Harry Levy, owner.  
SUBJECT—Application January 26, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to an existing dwelling with less than the required distance from the rear lot line and setback from the street line.  
PREMISES AFFECTED—219-04 Stewart Road, south east corner of 219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens.

## 70-60-BZ

APPLICANT—John F. Fitzsimons for Lorma Restaurant, Incorporated, owner.  
SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot.  
PREMISES AFFECTED—167-19 Northern Boulevard, and 41-10 to 41-28 168th Street, northwest corner, and 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens.

## 431-49-BZ—Vol. III

APPLICANT—Max Horn, for Donohue Holding Corp., owner; Gerard Letterin, doing business as J & L Automotive Service, lessee.  
SUBJECT—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction of a one story extension to the north end and a two story extension to the south end of the service building of an existing gasoline service station to house the present motor vehicle repairs and one dwelling on the second floor of the two story extension, add three gasoline pumps, four (4) new 550 gallon gasoline tanks and one new curb cut, with the two story extension encroaching on the required setback.  
PREMISES AFFECTED—103-21 to 103-37 Springfield Boulevard (103-31 official) and 218-83 to 218-89 104th Avenue northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens.

## 915-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.  
PREMISES AFFECTED—59-10 to 59-22 Fresh Pond Road, and 61-01 to 61-03 59th Road, northwest corner, and



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59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens.

## 82-60-BZ

APPLICANT—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.

PREMISES AFFECTED—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

## 275-58-BZ—Vol. II

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street, Far Rockaway Boulevard.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 25, Far Rockaway, Borough of Queens.

## 182-60-A

APPLICANT—J. M. Berlinger for Martin Brown and William Turner, owners.

SUBJECT—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re-open spaces, curb level, etc.

PREMISES AFFECTED—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.

## 74-60-BZ

APPLICANT—Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of this plot for parking and storage of more than 5 motor vehicles for a term of 5 years.

PREMISES AFFECTED—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx.

## 35-34-BZ—Vol. V

APPLICANT—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

SUBJECT—Application reopened April 26, 1960 as Volume V—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years.

PREMISES AFFECTED—60-74 Wadsworth Avenue, northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.

## 210-60-BZ

APPLICANT—Casale and Nowell for Arthur B. Krim, owner.

SUBJECT—Application March 21, 1960—decision of the

Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, "B" area district in an existing five (5) story, cellar and sub-cellar building occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard.

PREMISES AFFECTED—33 East 69th Street, north side, 150 feet west of Park Avenue, Block 1384, Lot 30, Borough of Manhattan.

## 220-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five years.

PREMISES AFFECTED—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38, 39, 40, 41 and 42, Borough of Manhattan.

## 221-60-BZ

APPLICANT—Frederick A. Ketcher for Louis Fayne, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

PREMISES AFFECTED—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan.

## 727-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

SUBJECT—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out notices; then to June 28, 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law and for continued hearing and inspection; applicant to file sign drawing.

## 140-60-A

APPLICANT—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re-conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 714-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

SUBJECT—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use



# CALENDAR

district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

**PREMISES AFFECTED**—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices; then to June 28 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing.

## 139-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 743-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices to affected owners; then to June 28, 1960, for applicant to submit additional drawings; and for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing.

## 142-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 332-33-BZ

**APPLICANT**—Isidore Cohen for S.M.B. Realty Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the change of occupancy of an existing building to a garage for more than five (5) motor vehicles.

**PREMISES AFFECTED**—14 West 66th Street, south side, 225 feet west of Central Park West, Block 1118, Lot 42, Borough of Manhattan.

## 791-54-BZ

**APPLICANT**—Lawmark Realty Co. Inc., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May

10, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the change in occupancy of four story structure, from private office, dwelling for one family, maid's rooms and kitchen, to professional offices on 1st, 2nd and 3rd floors, with apartment on 4th floor, and permitting the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

**PREMISES AFFECTED**—119 East 36th Street, north side, 144.2 feet west of Lexington Avenue, Block 892, Lot 11, Borough of Manhattan.

## 878-49-BZ

**APPLICANT**—Sidney G. Sparrow for Rose G. Galler, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 23, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a garage for eight (8) motor vehicles.

**PREMISES AFFECTED**—24 Lenox Road, south side, 160 feet 5½ inches east of Flatbush Avenue and 2153-2155 Caton Avenue, Block 5083, Lot 22, Borough of Brooklyn.

## 794-48-BZ—Vol. III

**APPLICANT**—George Monier, lessee for Spofford Holding Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired December 14, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret).

**PREMISES AFFECTED**—311-315 93rd Street, north side, 89 feet east of 3rd Avenue, Block 6103, Lot 61, Borough of Brooklyn.

## 30-48-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Moe Friedel, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires June 10, 1960—decision of the Borough Superintendent, previously granted on condition under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five (5) motor vehicles and with curb cuts more than the permitted distance from the intersection.

**PREMISES AFFECTED**—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

## 515-54-BZ

**APPLICANT**—Peter Deutsch for Nola Realty Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 3, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—798-812 Schenck Avenue, west side, 185 feet south of Linden Boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

## 1004-57-BZ

**APPLICANT**—Henry J. Nurick for Mrs. Palma Campbell, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires July



# CALENDAR

15, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

JUNE 28, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M & J Knitcraft Company, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re extension and arrangement of existing factory.

PREMISES AFFECTED—1052-1054 Greene Avenue, south side, 51 feet, 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

## 299-51-A—Vol. III

APPLICANT—Leonard F. Rothkrug for 349 West 37th Street Garage, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re class 1 construction, change in use of sixth floor.

PREMISES AFFECTED—349-351 West 37th Street, north side, 150 feet east of 9th Avenue, Block 761, Lot 7, Borough of Manhattan.

## 913-57-A—Vol. II

APPLICANT—Morris Brody for Nationwide Investors Incorporated, owner.

SUBJECT—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re increase in area.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet West of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

## 845-59-A

APPLICANT—The Procter and Gamble Mfg., Company, owner.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Fire Commissioner—re permit to smoke in factory.

PREMISES AFFECTED—3666 Richmond Terrace, south-

west corner of Western Avenue, Blocks 1338 and 1400, Lots 1 and 1, respectively, Port Ivory, Borough of Richmond.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Commissioner re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner of Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## 123-60-A

APPLICANT—Samuel Garnett for Raalbro Realty Corporation, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, factory height excessive.

PREMISES AFFECTED—36 West 38th Street, south side, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan.

## 260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent, Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy Q116528 issued June 11, 1957 re—conversion of one family dwelling to two family dwelling, G-1 area district under 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

## 383-60-A

APPLICANT—Morris Berman, owner.

SUBJECT—Application May 12, 1960—Appeal from a decision of the Borough Superintendent—re connection to public sewer.

PREMISES AFFECTED—1947 Rockaway Parkway, east side, 140 feet south of Avenue N, Block 8300, Lot 36, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

# MINUTES

## REGULAR MEETING

WEDNESDAY MORNING, JUNE 1, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, May 17, 1960, were approved as printed in the Bulletin of May 26, 1960, Vol. 45, No. 21.

## 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corporation, owner; Mauricos Company, Incorporated, lessee.

SUBJECT—Application reopened October 7, 1958 as Vol. II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet west of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: Stanley Ciecierski, David Shappiro and Michael Gugnig.

For Opposition: None.



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ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs, hand tools only, and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alfred A Lama.

For Opposition: Barney Rosenstein.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb for North American Holding Corporation, owner.

SUBJECT—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under Section 21 of the Zoning Resolution, to permit in a residence and business use district, proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of the Bronx.

### APPEARANCES—

For Applicant: John J. Lynch, Harry M. Prince and James J. Lyons, Jr.

For Opposition: Israel L. Hoffman, Harry Schechtman and Henry Senor.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for continued hearing; applicant to submit additional information on financial situation of the building.

## 1024-41-BZ

APPLICANT—Minnie Weinstein, owner.

SUBJECT—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

### APPEARANCES—

For Applicant: Isaac Weinstein.

For Opposition: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for reinspection and decision; hearing previously closed.

## 360-47-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Jennie Pecora, owner.

SUBJECT—Application March 25, 1957, decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

PREMISES AFFECTED—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: J. G. L. Molloy and Anthony J. Pecora.

For Opposition: Norman Goodman and Marie Ciciulla.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 746-49-BZ—Vol. II

APPLICANT—H. M. Cole for Koch Auto Service Company, Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the continuance of an existing motor vehicle repair shop and garage for not more than five (5) cars previously granted by the Board for a term of two years, the term of variance expired on November 8, 1953.

PREMISES AFFECTED—4423-4429 Broadway, west side, 158 feet, 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

### APPEARANCES—

For Applicant: H. M. Cole and Peter Koch.

For Opposition: None.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 889-52-BZ

APPLICANT—A. L. Andujar for Texaco Inc., owner.

SUBJECT—Application reopened May 3, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district, the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry, to gasoline service station, lubritorium, auto laundry, non-automatic, motor vehicle repairs and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

### PREMISES AFFECTED—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Laid over to June 7, 1960, at 10 A.M. for further consideration by the Board and for decision.

## 283-53-BZ—Vol. II

APPLICANT—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

PREMISES AFFECTED—59-02 to 59-12 37th Avenue, south side, between 59th and 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: Murray Charnin.

For Opposition: George Regan, Maria Izaguirre, Mary Socci and Joseph Krikawa.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for hearing at the request of the objectors.

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Vol-



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ume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

**PREMISES AFFECTED**—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: Patrick D. Concagh and K. H. Flanigan.  
For Opposition: William J. Brodman, Stephen W. Hanley and Theodore H. Friend.

**ACTION OF BOARD**—Laid over to June 7, 1960, at 10 A.M. for continued hearing.

## 475-59-BZ

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

**PREMISES AFFECTED**—75-35 to 75-43 164th Street, (75-39 official) and 164-01 to 164-09 76th Avenue northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Christopher J. Gorman.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to June 21, 1960, at 10 A.M. for decision at the request of the applicant; hearing previously closed.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to Section 35, General City Law, re curb cuts in bed of mapped street, proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 164th Street, (75-39 official) and 164-01 to 164-09 76th Avenue northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Christopher J. Gorman.

**ACTION OF BOARD**—Laid over to June 21, 1960, at 10 A.M. for decision at the request of the applicant in conjunction with Cal. No. 475-59-BZ; hearing previously closed.

## 486-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

**SUBJECT**—Application July 16, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.

**PREMISES AFFECTED**—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to June 21, 1960, at 10 A.M. for decision; applicant to submit revised drawings; hearing previously closed.

## 632-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of 20 years.

**PREMISES AFFECTED**—9522-9528 Scaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for decision; applicant to submit revised drawings showing compliance as to area and setback regulations and parking at the Rockaway Avenue front; hearing previously closed.

## 633-59-BZ

**APPLICANT**—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

**SUBJECT**—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.

**PREMISES AFFECTED**—212-01 Hillside Avenue and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph C. Haus.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to June 7, 1960, at 10 A.M. for decision; applicant to submit revised drawings; hearing previously closed.

## 662-59-BZ

**APPLICANT**—Jerome W. Perlstein for Leo Boryk, owner.

**SUBJECT**—Application October 14, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling encroaching on the required rear yard.

**PREMISES AFFECTED**—219-10 Stewart Road, south side, 70 feet east of 219th Street, Block 7794, Lot 461, Queens Village, Borough of Queens.

## APPEARANCES—

For Applicant: Jerome W. Perlstein.  
For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 714-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

**SUBJECT**—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, (37-43 incl. and 141), Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth and Samuel Rudin.



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For Opposition: Llewellyn P. Young, Robert J. Feldman, Cy Felier, Albert Di Silva, John M. Conroy, Edith Meiser McKnight and Menton Alexander.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M. for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing.

## 139-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple garage to transient garage.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M. for continued hearing in conjunction with Cal. No. 714-59-BZ.

## 727-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Two Fifth Avenue, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law to permit in a local retail and residence use district, the change in use of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—2-8 Fifth Avenue and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

For Opposition: Elizabeth Ivory, Frederick Lubcher and Elsa Steinert.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M., for publication in the Bulletin under the applicable section of the Zoning Resolution and the Multiple Dwelling Law and for continued hearing and inspection; applicant to file sign drawing.

## 140-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Two 5th Avenue, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—2-8 5th Avenue and 14 Washington Square, northwest corner, Block 551, Lot 1, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M., for continued hearing in conjunction with Cal. No. 727-59-BZ.

## 731-59-BZ

**APPLICANT**—Casale and Nowell substituting for Archie Protopapas, Ruth Goodney, owner.

**SUBJECT**—Application November 9, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and restricted retail use district, the change in use of part of the front area of the cellar of a Class A multiple dwelling from a superintendent's apartment to an office.

**PREMISES AFFECTED**—18 East 68th Street, south side,

95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

**APPEARANCES**—

For Applicant: B. F. Nowell, Jr. and A. F. Gunther.

For Opposition: Stephen W. Hanley.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 732-59-A

**APPLICANT**—Casale and Nowell substituting for Archie Protopapas, Ruth Goodney, owner.

**SUBJECT**—Application November 9, 1959—appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

**PREMISES AFFECTED**—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

**APPEARANCES**—

For Applicant: B. F. Nowell, Jr. and A. F. Gunther.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 742-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

**SUBJECT**—Application November 5, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—134 to 136 East 55th Street and 643 to 655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; applicant to submit drawing showing sign; hearing closed.

## 141-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, Subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 742-59-BZ; hearing closed.

## 743-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

**APPEARANCES**—

For Applicant: Julian Roth.

For Opposition: Horace A. Arnn and Stephen W. Hanley.



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**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M. for inspection and decision; applicant to submit additional drawing and for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing; hearing closed.

## 142-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling, garage, to transient garage.

**PREMISES AFFECTED**—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## APPEARANCES—

For Applicant: Julian Roth.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 743-59-BZ; hearing closed.

## 800-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 852-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—466-474 St. Nicholas Avenue and 317-319 West 133rd Street, northeast corner, Block 1959, Lot 1 Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 865-59-BZ

**APPLICANT**—Dominick Salvati and Son for Philip PinCUS, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

**PREMISES AFFECTED**—268-03 Union Turnpike, north-

east corner of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Leon Komondarea.

For Opposition: Albert Greenblatt, Murray E. Goldstein, Henry Arros, Tom Broderich, Adolph Shy, Eugene O'Neill, Julia Denn, Mrs. T. Broderich, Eva Gauzer and Joe Menduni.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; applicant to file dimensioned drawing of setbacks in connection with adjacent dwellings; hearing closed.

## 870-59-BZ

**APPLICANT**—Leonard F. Rothkrug, for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.

**PREMISES AFFECTED**—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for applicant to file revised drawings and for decision; hearing previously closed.

## 871-59-A

**APPLICANT**—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

**SUBJECT**—Application December 21, 1959—appeal from a decision of the Borough Superintendent re—live load, stairs and mezzanine.

**PREMISES AFFECTED**—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

**ACTION OF BOARD**—Appeal withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 903-59-BZ

**APPLICANT**—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

**PREMISES AFFECTED**—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J. Block 8204, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing previously closed.

## 907-59-BZ

**APPLICANT**—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

**SUBJECT**—Application December 31, 1959—decision of the



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Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

**PREMISES AFFECTED**—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

## APPEARANCES—

For Applicant: Edw. B. Cadley, Gordon Raupp and W. Vollkommer.

For Opposition: W. Hollinde.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing previously closed.

## 20-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Highway Mansion Incorporated, owner; Lillian Fruit Corporation, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a patron and employee parking lot, no fee to be charged, in conjunction with adjoining supermarket, all for a temporary term of ten (10) years.

**PREMISES AFFECTED**—1601 East 16th Street, southeast corner of Avenue P, Block 6779, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Irving Levy and Hy Schulman.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for applicant to file revised drawings and for inspection and decision; hearing closed.

## 90-60-BZ

**APPLICANT**—Leonard F. Rothkrug and Herbst and Rusciano for Fairmont Theatre Corporation, owner; Joseph Rosenblum, lessee.

**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the alteration and change in occupancy of the theatre portion of the building, to a retail super market on the first floor and bowling alleys on the two upper stories.

**PREMISES AFFECTED**—57 East Burnside Avenue, northeast corner of Walton Avenue, Block 3178, Lot 1, Borough of the Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Clara Tepper, Marty Pinkwasser and Samuel Kazan.

**ACTION OF BOARD**—Laid over to June 14, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 867-59-BZ

**APPLICANT**—James J. Lyons Jr. and John J. Lynch for Estate of Lazar Olive; Florence Olive, executrix, owner.

**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing, salesroom, office, minor auto repairs, state inspection service and parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—6249 Broadway and 208 West 252nd Street, southwest corner, Block 3415, Lot 1550, Borough of The Bronx.

## APPEARANCES—

For Applicant: James Lyons.

For Opposition: Samuel Bodian and Arnold E. Secunda.

**ACTION OF BOARD**—Application dismissed for lack of jurisdiction by the Board under Section 21A.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the premises and surrounding area were inspected by a Committee of the Board, and after consideration of the application, the Board found that, in accordance with Section 21A of the Zoning Resolution, it had no jurisdiction to grant.

*Resolved*, that the application be and it hereby is *dismissed* for lack of jurisdiction under Section 21A of the Zoning Resolution.

## 265-28-BZ—Vol. IV

**APPLICANT**—Robert J. Crinnion for J. Rezak and M. Lipsky, owners; Associated Bowling Centers, lessee.

**SUBJECT**—Application reopened February 25, 1959 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a business and residence use district, the change in use of an existing garage building, to a bowling center, extending into the residence use portion of the plot.

**PREMISES AFFECTED**—3181 Westchester Avenue, west side, 160.49 feet south of Wilkinson Avenue, Block 4235, Lot 43, Borough of The Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1959 acting on Alt. Applic. No. 501-58, reads:

"1. Permission to amend approved plans to extend the Bowling Alley into the residence use zone portion of the building is denied as it is contrary to Art. II, Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the change in use of an existing garage building to a bowling center, extending into the residence use portion of the plot, *on condition* that the work shall be done in accordance with drawings filed dated January 30, 1959, 5 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 604-28-BZ—Vol. IV

**APPLICANT**—Andrew Di Camillo for Anna Pilliteri, owner.

**SUBJECT**—Application reopened February 2, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7a, 7f and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of a present



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gasoline service station and auto laundry, with a new structure for auto laundry, gas station, simonizing, motor vehicle repairs, office and parking and storage of more than five (5) motor vehicles on vacant portion of land.

**PREMISES AFFECTED**—5001-5027 Kings Highway, 1527-1547 Utica Avenue, northeast corner, and 5002-5018 Glenwood Road, Block 7734, Lot 34, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Andrew Di Camillo

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

**Affirmative:** Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

**Negative:** ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1960 acting on N.B. Applic. No. 4-60, reads:

"1. Proposed building and premises, in a business zone, to be used for gasoline service station, motor vehicle repair shop, simonizing, auto laundry, office and parking and storage of more than five (5) motor vehicles on vacant portion of land is contrary to Article II, PP. 4a, subsections 29, 46 & 52 of the zoning resolution.

2. Proposed post standard signs (ground signs) in a Business zone is contrary to Article II, PP. 4a, subsection 49 of the zoning resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, f and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7f and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of a present gasoline service station, simonizing, motor vehicle repairs, office and parking and storage of more than five motor vehicles on the vacant portion of the lot, *on condition* that the work shall be done in accordance with drawings filed herewith dated January 25, 1960, 2 sheets and May 12, 1960, 2 sheets; that a 3 foot wall shall be constructed along the Kings Highway building line from the auto laundry building to the corner of Utica avenue and to the corner of Glenwood road; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 187-36-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail and business use district at an existing gasoline service station, the erection of a one story rear extension for use as utility room, the rearrangement of interior partitions, provide a porcelain enamel facade, install additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting more than 18 inches beyond the building line.

**PREMISES AFFECTED**—1192-1196 Bay Street and 111-117 Hylan Boulevard, northwest corner, Block 2850, Lot 32, Rosebank, Borough of Richmond.

## APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

**Affirmative:** Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

**Negative:** ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960, after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 30, 1959, acting on Alt. Applic. 469-59, reads:

"1. Proposed one story extension and the extension of use of an existing "Lubritorium unit addition to present sales unit of present gasoline station for lubrication of automobiles, as per Board of Standards and Appeals Resolution 187-36-BZ" to "Gasoline Service Station, Lubritorium, Minor Auto Repairs, Car Washing, Storage Room, Utility Room, Parking and Storage of Motor Vehicles" in a lot located in a Retail Use District extending into a Business Use District is contrary to Art. II Section 4—A and Section 4 (a) (29) (46) of the Zoning Resolution.

2. Proposed business sign (supported on Light Standard) projecting more than 18" beyond the Building Line is contrary to Article II—Section 4-A and Section 4 (a) and Sub-Section (49) of the Zoning Resolution.

Note: These premises were subject to Board of Standards and Appeals Cal. No. 187-36-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a retail and business use district, at an existing gasoline service station, the erection of a one story rear extension for use as utility room, rearrangement of interior partitions, provide a porcelain enamel front, install four additional gasoline tanks and extend the uses to include minor auto repairs, car washing, utility room and parking and storage of motor vehicles with a business sign projecting not more than 18 inches beyond the building line *on condition* that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, six sheets; that curbs and sidewalks and curb cuts shall be repaired and put in good condition to the satisfaction of the Borough President; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning resolution.

## 725-48-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Double "K" Realty Corp., owner.

**SUBJECT**—Application reopened May 3, 1960 for consideration as to extension of term of variance, expires May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, an additional curb cut to part of existing parking and storage of motor vehicles, and permitting new owner to continue use of Lot 26 as a parking lot for motor vehicles.



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PREMISES AFFECTED—411 West 25th Street, north side, 150 feet west of 9th Avenue, Block 723, Lot 26, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox ..... 4

Negative: ..... 0

Absent: Commissioner Becker ..... 1

## THE RESOLUTION—

WHEREAS, on November 9, 1948, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant states that they have inspected the area and found lots 58 to 64 in Block No. 722 now developed with a parking lot instead of dwellings; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 17, 1960; and

WHEREAS, this application was reopened on May 3, 1960 and set for hearing on June 1, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 1, 1960 acting on Alt. Applic. 408-60, reads:

"4. Extension of term of variance of parking lot in residence use district contrary to Sec. 3 of Z.R. is referred back to the Board under Cal. #725-48-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 9, 1958, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 540-53-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Marbridge Realty Company, owner; L. I. Tinsmith Supply Corporation, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c, 7e and 21 of the Zoning Resolution, to permit in a retail and residence use E-1 area district, the construction of a two story extension to the present one story building occupying more than the permitted area and encroaching on the required rear yard, extending the present use on the first floor, the second floor for offices with customers and employees parking on the open area.

PREMISES AFFECTED—87-11 111th Street, east side, 99.6 feet south of Jamaica Avenue, Block 9301, Lots 124 and 125, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Albert C. Pitcher, Salvatore Galvano, Frances Galvano, Irene J. Ring and Theodore J. Swiridowski.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to amend area diagram; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,

dated December 31, 1959 acting on Alt. Applic. No. 2236-59, reads:

"1. The proposed extension of the existing building is contrary to the decision of the B.S. & A. Re: Cal. 540-53-BZ, Feb. 9, 1954.

2. The proposed extension in the res. portion of a plot partially in a ret. use dist. & partially in a res. use dist. is contrary to Art. 2 Sec. 3 of Zone Res.

3. The occupied area of the plot as proposed is contrary to Art. 4 Sec. 15A(d) of Zone Res.

4. The rear yard is contrary to Art. 4 Sec. 15A(e) of Zone Res.

5. Parking of customer's & employees' cars in a res. use dist. is contrary to Art. 2. Sec. 3 of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulations of the Zoning Resolution and that the application be and it hereby is *granted*, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use, E-1 area district, the construction of a two-story extension to the present one-story building, occupying more than the permitted area and encroaching on the required rear yard, extending the present use on the first floor, the second floor for offices, with customer and employee parking on the open area *on condition* that the work shall be done in accordance with drawings filed with this application dated January 5, 1960, six sheets; that the variance on the parking area shall be limited to a term of twenty years; that there shall be no additional driveway door on 111th Street; that there shall be no additional signs on 111th Street; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 452-56-BZ—Vol. II

APPLICANT—Frederick A. Ketcher for Bill-Mac's Service Station, owner.

SUBJECT—Application reopened December 15, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the use of the present parking lot to include the sale and display of new and used cars to expire with the present variance.

PREMISES AFFECTED—1172 Castle Hill Avenue, east side, 80.79 feet south of Gleason Avenue, Block 3820, Lots 5, 6 and 12, Borough of the Bronx.

## APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: David Vorhaus.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Fox ..... 4

Absent: Commissioner Becker ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision;



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applicant to file layout drawing and amend application; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1959 acting on Alt. Applic. No. 1028-59, reads:

"1. In a local retail & residence use district occupied as a parking lot for more than 5 motor vehicles the proposed extension of use to include the sale of new & used cars is contrary to Sect. 3 & Sect. 4-C of the Zoning Res. & to the Resolution of the Bd. of S. & A. Cal. #452-56-BZ and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1028-59, Objection No. 1 bc and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 710-58-BZ—Vol. II

APPLICANT—Zeigler, Gill and Clabby for F.X.R. Incorporated, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner.

PREMISES AFFECTED—25-70 Old Bowery Bay Road, westside, 140 feet north of 28th Avenue, Block 745, Lots 9, 65, 66, 67, 68, 69, 70 and 72, Woodside, Borough of Queens.

APPEARANCES—

For Applicant: Herbert Ziegler, Carl H. Salminen and Ed Hovinger.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to submit additional drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 as amended by decision dated January 13, 1960, acting on Alt. Applic. No. 2586-58, reads:

"1. Proposed parking lot for employees cars only, used in conjunction with business located at 26-12 Borough Place on lots in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution.

2. Proposed curb cut in a residence district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of a parking lot for the employees of the owner, for a term of 15 years, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, 3 sheets and May 26, 1960, one sheet revised; that gates shall be installed at the entrance to the parking lot and kept locked after 8 p.m.; that photographs shall be furnished to

the Board of Standards and Appeals showing the work done, including the parking lot and the area in front of the parking lot, after the work has been done; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 101-59-BZ

APPLICANT—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee.

SUBJECT—Application February 18, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-178 Third Avenue, west side, 20 feet north of East 16th Street, and 145-147 East 16th Street, Block 872, Lots 33, 34, 37 and 41, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Lau.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 11, 1959 as amended by decision dated March 29, 1960, acting on Alt. Applic. No. 1181-56, reads:

"3. Proposed parking lot in local retail district is contrary to Sec. 4-c & 4-B(c) of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten (10) years, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed herewith dated February 18, 1959, 1 sheet and April 6, 1960, 1 sheet; that the lot shall be paved with clean cinders or gravel, treated with a binder and rolled to the proper grade for drainage; that the proposed fence shall be five feet 6 inches high instead of four feet; that in all other respects all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 267-59-BZ

APPLICANT—Aaron Halpern for Josephine C. Sheehy and Marjorie H. Ritter, owners; Muffler King, Inc., lessee.

SUBJECT—Application April 28, 1959—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution to permit in a business use district, the alteration of an existing auto showroom with accessories and tire storage to include the installation of automobile mufflers, welding and minor repairs.

PREMISES AFFECTED—152-12 Northern Boulevard,



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south side, 62.66 feet east of Murray Street, Block 5266, Lot 4, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Robert Casale.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for hearing at the request of the objectors; then to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated April 27, 1959 acting on Alt. Applic. No. 2689-58, reads:

"1. The proposed change in use from boiler room and storage, auto showroom, accessories and tire storage to boiler room and storage, store, installation of automobile mufflers and minor repairs with incidental welding in a building on a lot in a business use district is contrary to Art. 2, Sec. 4(a) items 4 and 29 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 i of the Zoning Resolution, to permit in a business use district the alteration of an existing auto showroom, with accessories and tire storage, to include the installation of automobile mufflers, welding and minor repairs, *on condition* that the work shall be done in accordance with drawings filed with this application dated April 28, 1959, 8 sheets, and March 22, 1960, 2 sheets; *on the further condition* that the signs on the street front shall be limited to 15 per cent of the wall area, including signs in the windows; that the roof signs be removed; that the windows in the rear and side walls be closed and filled in with masonry; that a mechanical ventilating system be installed which will exhaust within fifty feet of Northern Boulevard; that there shall be no body or fender repairs and no painting; that there shall be no working hours after 8 P. M., and no working hours on Sunday; that the sidewalk shall be repaired to the satisfaction of the Borough President; that the width of the curb cut shall not exceed fifteen feet; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 464-59-BZ

APPLICANT—A. H. Salkowitz for Jack Badash, owner.

SUBJECT—Application July 13, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the conversion of a one family dwelling to a two family dwelling.

PREMISES AFFECTED—65-24 174th Street, westside, 220 feet south of 65th Avenue, Block 6914, Lot 49, Flushing Heights, Borough of Queens.

## APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert and Commissioner Fox ..... 3

Negative: Commissioner Sleeper ..... 1

Absent: Commissioner Becker ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated June 12, 1959 acting on Alt. Applic. No. 2740-58, reads:

"1. The conversion of a one family dwelling to a two family dwelling in a G-1 area district is contrary to Article IV Section 16-C(2) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended the application be granted on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the conversion of a one-family dwelling, to a two-family dwelling, *on condition* that the work shall be done in accordance with drawings filed herewith dated July 13, 1959, 2 sheets and March 30, 1960, 8 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 687-59-BZ

APPLICANT—Morris Kweller for Jawer Realty Corporation, owner.

SUBJECT—Application October 27, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area.

PREMISES AFFECTED—127-19 101st Avenue, northwest corner of 129th Street, Block 9472, Lot 21, Richmond Hill, Borough of Queens.

## APPEARANCES—

For Applicant: Morris Kweller.

For Opposition: None.

ACTION OF BOARD—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 29, 1959 acting on Alt. Applic. No. 1174-59, reads:

"1. Area of building exceeds allowable coverage as permitted Article IV Section 14 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was



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therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 1174/59, Objection No. 1, dated September 29, 1959 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 736-59-BZ

APPLICANT—Carl H. Salminen for The St. Andrews School of Greek-American Culture, owner.

SUBJECT—Application November 12, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a two-story masonry building with less than the required side and rear yards.

PREMISES AFFECTED—157-50 9th Avenue, south side, 170 feet west of 160th Street, Block 4555, Lot 52, Beechhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Carl H. Salminen and Helen K. Tassop.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 26, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for continued hearing; applicant to submit new drawing; then to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1959, as amended by decision dated March 11, 1960, acting on N.B. Applic. No. 3513-59, reads:

"1. The rear yard at this proposed bldg. is contrary to Art. IV Sec. 16C(d) of Zone Res.

2. The side yard at this proposed bldg. is contrary to Art. 4 Sec. 16C(c) of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which after careful study and considerable discussion is of the opinion that the proper reorientation of this building would not require any variance of the Zoning Resolution and for that reason recommended the application should not be granted; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, dated March 11, 1960, acting on N.B. Applic. 3513/59, Objection Nos. 1 and 2, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 763-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application November 23, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium and car wash and include the uses of motor vehicle repairs, utility room, salesroom, and parking and storage of motor vehicles with curb cuts, show window and signs within 75 feet of a residence use district.

PREMISES AFFECTED—1750 to 1770 (1764 Official,) University Avenue, and 1713 to 1723 Macombs Road, southeast corner, Block 2876, Lot 122, Borough of the Bronx.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to file amended drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 6, 1959 acting on N.B. Applic. No. 1591-59, reads:

"1. Proposed extension of use of existing gasoline service station greasing and car washing to gasoline service station, lubritorium, minor auto repairs, car washing, salesroom, utility room, parking and storage of motor vehicles partly in a residence use district and partly in a retail use district is contrary to Art. II Sect. 3 & 4-A of the Z.R.

2. Curb cut in residence portion of lot is contrary to Art. II Sect. 3 of the Z.R.

3. Proposed curb cuts, show window & signs within 75' of a residence use district is contrary to Sect. 7-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a, i and A of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station, lubritorium and car wash and to include the uses of motor vehicle repairs, utility room, sales room and parking and storage of motor vehicles, with curb cuts, show window and signs within 75 feet of a residence use district, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 23, 1959, 2 sheets and April 6, 1960, 4 sheets except that there shall be no change from the existing curb cuts; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 783-59-BZ

APPLICANT—Redleaf & Ain for Herman Dombeck and Sylvia Dombeck, owners.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of an additional floor on an existing one story and attic one family dwelling with less than the required fifteen (15) foot setback from the street line.

PREMISES AFFECTED—81-03 261st Street, southeast corner of 81st Avenue, Block 8736, Lot 34, Floral Park, Borough of Queens.

### APPEARANCES—

For Applicant: Theodore Ain and Herman Dombeck.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bul-



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letin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 30, 1959 acting on Alt. Applic. No. 350-59, reads:

"1. Extension of bldg. to within less than 15 ft. of the street line in a G-1 zone is contrary to Zoning Resolution Art. IV 16C(b)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a G-1 area district, the construction of an additional floor in an existing one-story and attic one-family dwelling, with less than the required fifteen foot setback from the street line, on condition that the work shall be done in accordance with drawings filed herewith dated November 27, 1959, 6 sheets; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 802-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Ella B. Taylor.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 acting on N.B. Applic. No. 1465-59, reads:

"1. The demolition, reconstruction and extension of use and area of an existing gasoline service station, car washing, lubritory, brake lining, repairs and parking for more than five cars" to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Retail Use District is contrary to Article II Section 4-A, Section 4(a) and subsections (29) and (46) of the Zoning Resolution.

2. Proposed business sign (supported on light standard) projecting more than 18" beyond the Building Line

is contrary to Article II Section 4-A and Section 4(a) and subsection (49) of the zoning resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7a, to permit in a retail use district, the reconstruction of an existing gasoline service station, with present uses of lubritorium, minor auto repairs, car washing, sales room, utility room and the parking and storage of motor vehicles, on condition that the work shall be done in accordance with drawings filed herewith dated December 4, 1959, 4 sheets and April 21, 1960, 1 sheet; that the southerly curb cut on Broadway shall be not nearer than 10 feet from the property line intersection; that there shall be no commitment in regard to future gasoline pumps; that all laws, rules and regulations applicable shall be complied with; that the requirements of the resolution granted by the Board this day under Cal. No. 803-59-A shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 803-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 of the General City Law—re premises partly in bed of mapped Street—proposed widening of Broadway.

PREMISES AFFECTED—163-173 (171 official) Broadway, and 737-747 Henderson Avenue, northeast corner, Block 174, Lot 1, West New Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 on N.B. Applic. 1465-59, reads:

"(3) Portion of the premises partly in the bed of a mapped street is contrary to General City Law, Section 35."

and

WHEREAS, the applicant states that the lot is in retail use, C area, class 3/4 height district; that it is proposed to demolish, reconstruct and extend the area of the plot and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles; that it is further proposed to install six (6) additional 550 gallon approved type buried gasoline tanks, making a total of ten (10) tanks, install four (4) gasoline dispensing pumps and erect a one story accessory building of Class III construction having a frontage of 46 feet 8 inches, a depth of 29 feet 4 inches, which will contain the conjunctive uses to a gasoline service station for lubritorium, minor auto repairs, car washing, sales room and utility room; that a portion of the open area will be reserved for the parking and storage of motor vehicles; that Broadway is proposed to be widened approximately 30 feet; that the City does not have title to this land in the bed of the mapped street and there are no proceedings pending to acquire; that it is only proposed to drive over that part of the site in the bed of the mapped street and set up a pump island with 2 pumps; that when the City takes title to this land in the bed of the mapped street the pump



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island will be moved within 10 feet of the new building line; that the owner will not seek condemnation for the pump islands; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on N.B. App. 1465/59, Objection No. 3, dated November 5, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that all requirements of the resolution adopted by the Board this day under Cal. No. 802-59-BZ shall be complied with; that any expenses which may be incurred at a later date for removal of pumps or other construction in connection with the gasoline station, due to the widening of the street by the city, shall be borne by this property owner.

## 813-59-BZ

APPLICANT—James E. Vassalotti for Klondike Associates Incorporated and Bernard Seltzer, owners.

SUBJECT—Application November 27, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles, and the sale and display of used cars with attendant's shanty, for a stated term of ten (10) years.

PREMISES AFFECTED—26-46 DeSales Place, east side, 90 feet south of Bushwick Avenue, and 2033-2067 Eastern Parkway Extension, Block 3470, Lots 19, 43 and 45, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Fox ..... 4

Negative: ..... 0

Absent: Commissioner Becker ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 4, 1959 acting on Alt. Applic. No. 3228-59, reads:

"1. Proposed parking and storage of motor vehicles.

Not more than 150 cars. Sale and display of new and used cars and 8'-0" x 10'-0" temporary frame office Attendants shelter in the Residential portion of a plot located partly within a Residence use district and partly within a Business use district is contrary to Article II Section #3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h for a term of ten (10) years, to permit in a business and residence use district, the maintenance of a parking lot in the residence use portion of the plot for the parking and storage of less than 150 motor vehicles and the sale and display of cars, with attendant's shanty, *on condition* that the work shall be done in accordance with drawings filed herewith dated November 27, 1959, 1 sheet and March 30, 1960, 2 sheets; that the lot shall be graded and paved with clean cinders or gravel,

treated with a binder and properly drained; that lights on the lot shall be provided with reflectors so as not to shine on adjacent property; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 829-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and lubritorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign. PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, and Commissioner Becker.... 4

Negative: Commissioner Fox ..... 1

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; applicant changed basis of appeal to Sections 7f, 7c and 7i of the Zoning Resolution; and

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1959 acting on N.B. Applic. No. 1495-59, reads:

"1. The demolition, reconstruction, extension of use and area of an existing "Gasoline Service Station and car garage" to gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a retail use district is contrary to Article II, Section 4A and Section 4(a) subsection (29) and (46) of the zoning resolution.

2. Proposed business sign (supported on light standard) projecting more than 18" beyond the building line, is contrary to Article II, Section 4-A and Section 4(a) subsection (49) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions, a, f and i of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a, f and i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and lubritorium, and the extension in area and use to include minor auto repairs, car washing, salesroom, utility room and parking and storage of motor vehicles and sign, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 4, 1959, 5 sheets; that the pumps shall be located 15 feet from the building line instead of 12 feet as now shown; that a new elevation shall be submitted to the Board and approved by them before the drawings are filed with the Building Department; that the toilets be rearranged to be remote from each other; that this variance is granted under Section 7a for



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the corner lot and under Section 7f for a term of 20 years for the 60 feet by 113 feet exterior lot; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy shall be obtained within the provisions of Section 22A of the Zoning Resolution.

## 830-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 of the General City Law—re premises partly located in the bed of mapped street—proposed widening of Parkinson Avenue.

PREMISES AFFECTED—1231-1239 (1233 official) Hylan Boulevard and 120-130 Parkinson Avenue, northwest corner, Block 3214, Lot 18, South Beach, Borough of Richmond.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4

Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1959 on N.B. Applic. 1495-59, reads:

"3) Portion of the premises, partly located in the bed of a mapped street, is contrary to the general City law, Article 3, Section 35."

and

WHEREAS, the applicant states that the building will be located in retail use, D area, class 1 height district; and

WHEREAS, the applicant states that it is proposed, under this application, to demolish, reconstruct and extend the area of the present station so it will have a total frontage of 160 feet on Hylan Boulevard and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles; that it is further proposed to install 8 new 550 gallon buried gasoline tanks making a total of 12 tanks and a new one story accessory building of Class III construction having a frontage of 46 feet 8 inches and a depth of 29 feet 8 inches which will contain the conjunctive uses to a gasoline service station of lubritorium, minor auto repairs, car washing, sales and utility rooms; that the open area will be used for parking and storage of motor vehicles; that the City proposes to widen Parkinson Avenue a distance of 6 feet on the westerly side of said street although no proceedings are now pending to acquire title to said land and the City does not have title at this time; that this strip of land will only be used to drive over and no new improvements will be erected thereon; that the curb cut as proposed on Parkinson Avenue will be relocated to the new curb line when the widening takes effect; that no condemnation awards will be claimed for any new improvements that may possibly take place on the widened strips; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal should be granted on condition.

Resolved, that the decision of the Borough Superintendent, dated November 9, 1959, acting on N.B. App. 1495-59 Objection No. 3 be and it hereby is *modified* under the power vested in the Board by Section 35 of the General City Law and that the appeal be and it hereby is *granted on condition* that the work shall be done, and all requirements met, in accordance with the resolution adopted this day under Cal. No. 829-59-BZ; that the cost of any construction work required when, and if, the street width is increased shall be borne by the owner of the property.

## 841-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign.

PREMISES AFFECTED—691-693 St. Nicholas Avenue, west side, 101 feet 3 $\frac{7}{8}$  inches south of West 145th Street, Block 2050, Lot 136, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox..... 4

Negative: ..... 0

Absent: Commissioner Becker ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1959 acting on N.B. Applic. No. 201-59, reads:

"1. The proposed demolition of an existing building and the construction of a new bldg., storage tanks and gasoline pumps on the side of an existing gasoline station and office to be used as—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles and proposed business signs on a lot located within a residence use district is contrary to Art. II, Sec. 3 Zoning Res.

2. Proposed business sign on post standard extending 4'-0" beyond the building line in a residence use district is contrary to Art. II Sec. 3 Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7 a, to permit in a residence use district, the reconstruction of an existing gasoline station and office and extension of use to include gasoline service station, lubritorium, minor auto repairs, car wash, sales room, utility room, parking and storage of motor vehicles and ground sign, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 8, 1959, 5 sheets; that the side walls enclosing the area shall be repainted to match the new front of the building; that the sign on the St. Nicholas Avenue front shall be located at the south end of that front; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 842-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign and parking and storage of motor vehicles.



# MINUTES

PREMISES AFFECTED—800-808 St. Nicholas Avenue and 396-398 West 151st Street, southeast corner, 399 West 150th Street and 11-19 St. Nicholas Place, Block 2065, Lot 36, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on N.B. Applic. No. 187-59, reads:

"1. The proposed demolition of an existing building and the construction of a new building, storage tanks and gasoline pumps on the site of an existing gasoline service station and office (C.O. 16721/30), to be used as gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles with proposed business signs on a lot located within a residence use district is contrary to Sec. 3 of Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include lubritorium, minor auto repairs, car wash, sales room, utility room, business sign and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 8, 1959, 5 sheets; that the curb cut on St. Nicholas Place nearest 151st Street shall be omitted and the other curb cuts rearranged to suit the pump locations; that all laws, rules and regulations applicable shall be complied with; that all permits, including a Certification of Occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 851-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 14, 1959—decision of the Borough Superintendent, under Sections 7a and 7f of the Zoning Resolution, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and continue the present uses of lubritorium, minor auto repairs, car washing, utility room, sales room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—614-626 10th Avenue and 465 West 44th Street, northeast corner, Block 1054, Lots 1 and 64, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on N.B. Applic. No. 189-59, reads:

"1. The proposed demolition of existing bldgs. and the construction of a new bldg., storage tanks and gas pumps on site of an existing auto repair shop and service station and parking space for the parking and storage of more than five motor vehicles to be used as gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a plot located within a Business Use District is contrary to Art. II Section 4(a) subsections 29 & 46 of the Zoning Resolution.

2. Proposed business sign on post standard extending 4'-0" beyond the street building line in a Business Use District is contrary to Art. II Section 4(a) subsection 49 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and f of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and f, to permit in a business use district, the reconstruction and increase of area of an existing gasoline service station and to continue the present uses of lubritorium, minor auto repairs, car washing, utility room, sales room, ground sign and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 14, 1959, 5 sheets; that the pumps which are parallel with Tenth Avenue shall be moved either 10 feet back from the building line or against the easterly lot line wall; that the variance to rebuild shall be under Section 7a and that the variance for the extension affecting Lot 64, shall be under Section 7f, for a term of 20 years; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 866-59-BZ

APPLICANT—Lama, Proskauer and Prober for First Leasing Corporation, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 21 and 19B (d) of the Zoning Resolution, to permit in a C area district, the erection of a multiple dwelling occupying more than the permitted area with the elimination of the required garage space.

PREMISES AFFECTED—88 Washington Place, and 346-354 Avenue of the Americas, southeast corner, Block 552, Lot 5, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Application granted on condition.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleintert, Commissioner Sleeper and Commissioner Fox..... 4

Negative ..... 0

Absent: Commissioner Becker..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for continued hearing; then to June 1, 1960 for inspection and for continued hearing; and



# MINUTES

WHEREAS, the decision of the Borough Superintendent, dated December 11, 1959 acting on N.B. Applic. No. 163-58, reads:

"A1. Repeat, excessive coverage shown on plan filed of the above plot for a proposed new Multiple Dwelling is contrary to Art. IV Sec. 13(b) of the Zoning Resolutions as the proposed building is to be located in a C area district.

A2. Repeat, minimum garage spaces numbering 30 percent of the number of dwelling units must be provided in the above proposed new class A Multiple Dwelling as per Sec. 19B(a)(2) of the Zoning Resolutions as same is to be located in a C area district.

Note—Plans filed not considered at this time until the above objections are properly qualified."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 21 and 19B(d), to permit in a C area district, the erection of a multiple dwelling, occupying more than the permitted area and with the elimination of the required garage space, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 16, 1959, 9 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 16-60-BZ

APPLICANT—Maxfield Blaufeux for Joseph Angelone, owner.

SUBJECT—Application January 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket with employee and customer parking, no fees to be charged, in the residence use area.

PREMISES AFFECTED—108-01 to 108-13 Northern Boulevard and 32-57 to 32-69 108th Street, northeast corner, and 32-60 to 32-68 110th Street, Block 1703, Lots 48, 49, 52, 53, 57 and 121, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Maxfield Blaufeux.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 28, 1959 acting on N.B. Applic. No. 4762-59, reads:

"1. The portion of supermarket in a residence area, free parking of more than 5 motor vehicles for patrons and employees also in residence area, and curb cuts for business use in residence area, is contrary to Art. II Section #3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee rec-

ommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a business use district, the erection of a one story building extending into the residence use portion and used for a supermarket, with employee and customer parking, no fee to be charged, in the residence use district *on condition* that the work shall be done in accordance with drawings filed with this application dated January 8, 1960; 6 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 38-60-BZ

APPLICANT—Samuel Rosenblum for Sheridan Towers Incorporated, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use C area district, the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeds the permitted area coverage.

PREMISES AFFECTED—3-6 Sheridan Square, and 2-12 Barrow Street, southwest corner, Block 591, Lots 23, 25, 26, 27, 28, and 31, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum and H. I. Feldman.

For Opposition: Elsa Steinert.

ACTION OF BOARD—Application granted on condition.  
THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 19, 1960, after due notice by publication in the Bulletin; laid over to May 17, 1960 for continued hearing after applicant and objectors have conferred; then laid over to June 1, 1960 for inspection and decision; applicant to submit new drawing; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959, acting on N.B. Applic. 81-58, reads:

"A16—Proposed extension into Residence Use District of stores at first floor and store storage in cellar is contrary to Art. 11 Sec. 3 of Zoning Res.

A17—Proposed coverage at first floor within a C area Dist. and in a Residence Use District exceeds permitted occupied area as per Art. IV, Sec. (13b) Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21, to permit in a retail and residence use, C area, dis-



# MINUTES

strict the erection of a 17 story multiple dwelling with stores on the first floor extending into the residence portion of the premises with storage in the cellar, the proposed structure exceeding the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 12, 1960, 5 sheets, and May 26, 1960, 1 sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 39-60-BZ

APPLICANT—Burke, Green and Groh for Josephine C. Robb and Sophie D. Robb, owners.

SUBJECT—Application January 5, 1960, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in use of the cellar and first floor of an existing building, from restaurant, to funeral parlor, and provide caretaker's dwelling on the second floor with parking of patrons' cars on the unbuilt upon portion of the lot.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 3, 1959 acting on Alt. Applic. No. 2078-59, reads:

"1. The use of a Funeral Parlor in a local retail dist. is contrary to Art. 2 Sec. 4c of Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a local retail use district, the change in use of the cellar and first floor of an existing building from restaurant, to funeral parlor, and to provide caretaker's dwelling on the second floor, with parking of patrons' cars on the unbuilt upon portion of the lot, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 5, 1960, 13 sheets; that the attic in this building shall remain vacant; that this variance shall be for a term, under Section 7e, for twenty years; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 40-60-A

APPLICANT—Burke, Green & Groh for Josephine C. Robb and Sophie D. Robb, owners.

SUBJECT—Application January 5, 1960—appeal from a

decision of the Borough Superintendent re—frame building, extension without fire walls, exit, stairway.

PREMISES AFFECTED—168-08 Northern Boulevard, southeast corner of 168th Street, Block 5399, Lot 5, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative: ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 24, 1959 on Alt. Applic. 2078-59, reads:

"2. The proposed change in use is contrary to the Board decision re: Cal. 862/41/A of 5/1/56.

3. The extension of a frame bldg. without fire walls is contrary to Sec. 4.2.3 B.C.

4. The exit stairway from the dwelling on the 2nd floor is contrary to Secs. 6.1.2.3.5 & 6.3.3. B.C."

and

WHEREAS, the applicant states that the building is 40 feet by 30 feet in area, 3 stories, 27 feet high, of class 4 construction, located in local retail use, D area, class 1 height district, built prior to 1925, now used and occupied: cellar and 1st floor—catering establishment and restaurant, 75 persons; 2nd and 3rd floor—residence; and

WHEREAS, the applicant states that the proposed use and occupancy will be: Cellar—lounge; 1st floor—Funeral chapels, 2nd and 3rd floors—residence; that it is proposed to provide a one-story extension at the 1st floor level, presently used as an open porch, to enlarge the east and west wings for use as chapels, the 2nd floor will be for the owner's personal occupancy; that the exit from the 2nd floor will be the existing stairway; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated November 24, 1959, acting on Alt. App. 2078-59 Objection Nos. 2, 3 and 4 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall be done, and the requirements met, in accordance with the resolution adopted this day under Cal. No. 39-60-BZ; and that a sprinkler system shall be installed throughout the building.

## 50-60-BZ

APPLICANT—J. G. L. Molloy for Simon Gluckman, Joseph Timan, Estate of Harry Klein, (Phoebe C. Klein, Executrix), owner.

SUBJECT—Application January 22, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices.

PREMISES AFFECTED—106-110 Christopher Street, south side, 192.6 feet west of Bleecker Street, Block 588, Lots 51, 52 and 53, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960, after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and



# MINUTES

WHEREAS, the decision of the Borough Superintendent, dated January 11, 1960, acting on Alt. Applic. 728-59, reads:

"A5—Proposed offices in Residence use District is contrary to Art. 2 Sec. 3 of Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e, to permit in a residence use district, the use of the cellar of an existing five story multiple dwelling for offices for a term of 10 years, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 22, 1960, 3 sheets and March 29, 1960, 2 sheets; that the outside signs shall be limited to one and one-half per square foot per office; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 66-60-BZ

APPLICANT—Victor E. Block for Bennett Ave. Parking Corporation, owner.

SUBJECT—Application January 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—17 Bennett Avenue, east side, 178 feet 9 inches north of West 181st Street, Block 2180, Lot 91, Borough of Manhattan.

APPEARANCES—

For Applicant: Victor E. Block and Louis Rifkin.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960, after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to submit amended drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 26, 1960, acting on Alt. Applic. 1951-59, reads:

"1—Application disapproved.

a—parking & storage of more than 5 motor vehicles in a residence use district is contrary to article II section 3 of the zoning resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case to which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the use of the vacant land for the parking and storage of more than five (5) motor vehicles, for a term of five years, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 29, 1960, 2 sheets, May 26, 1960, 1 sheet and May 26, 1960, 1 sheet revised; that the grade in the lot shall not exceed 5 per cent; that the lot shall be properly paved with clean cinders or gravel, treated with a binder and drained so it will not injure the adjacent property; that

there shall be a concrete parapet 2 feet high at the rear of the lot to act as a stop for cars; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 89-60-BZ

APPLICANT—Joseph Schafran for Central Leasing Corporation, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing one story and mezzanine building presently occupied by a theatre, the change in occupancy to retail supermarket extending into the residence portion of the premises.

PREMISES AFFECTED—600 West 170th Street and 4029 Broadway, southwest corner, Block 2138, Lots 159, 160 and 161, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph Schafran.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960, acting on Alt. Applic. 2027-59, reads:

"1. Proposed supermarket on a lot partly in a residence and partly in a business use district is not permitted Art. II Sections 3 & 6. Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy to retail supermarket extending into the residence portion of the premises *on condition* that the work shall be done in accordance with drawing filed with this application dated February 9, 1960, 10 sheets; *on the further condition* that all signs on the West 170th Street front shall be removed; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 172-60-BZ

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a building without the required setback.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service road), southeast corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.

For Opposition: None.



# MINUTES

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to file additional drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1960 acting on N.B. Applic. No. 4316-59, reads:

"1. The proposed bldg. in an "E" area district lacks the required setback from the street line and is contrary to Art. IV Sec. 15(d) Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in an E area district, the erection of a building without the required setback, on condition that the work shall be done in accordance with drawings filed with this application dated March 9, 1960, 5 sheets, and May 20, 1960, 2 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 173-60-A

APPLICANT—A. H. Salkowitz for Temple Menorah, owner.

SUBJECT—Application March 9, 1960—Appeal from a decision of the Borough Superintendent re—stairs, stairways, enclosures of stairways.

PREMISES AFFECTED—252-00 Horace Harding Expressway (service Road), south east corner of 251st Street, Block 8340, Lot 107, Little Neck, Borough of Queens.

APPEARANCES—

For Applicant: A. H. Salkowitz and Pete Gray.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1960 on N.B. Applic. 4316-59, reads:

"2) All required stairs from the basement shall be enclosed in partitions having a fire resistive rating of 3 hrs. (6.4.1.8.1)h 1(a) B.C. including the lobby enclosure.

3) All required stairs shall lead in a continuous enclosure to the roof (6.4.1.11)h B.C."

4) The openings into the enclosures of required stairways other than exit doorways is contrary to (6.4.1.8.2) 2(a) B.C."

and

WHEREAS, the applicant states that the building will be 152 feet by 50 feet in area, 2 stories, 35 feet high, of class 3 construction, located in residence use, E area, class ½ height district, presently vacant; and

WHEREAS, the applicant states that stair #1 and stair #2 are the same stair; that the portion designated #2 leads

from the chapel level below grade (basement level) to the street level exit fronting on the 254th Street side of the building; that stair #1 continues from the street level exit to the 2nd floor synagogue level; that stairs #1 and #2 are open on the 2nd floor and enclosed by a 3 inch gypsum block wall and a fireproof self-closing door on the 1st floor; that stair #3 is enclosed on the 2nd floor and open on the 1st floor; that stair #4 is an ornamental stair open at both levels; that stair #5 is enclosed entirely; that the stairs are enclosed and the lobby and boiler room are to be constructed of 3 inch hollow gypsum block plastered both sides; that doors on enclosed stairs are to be 3 feet by 7 feet fireproof self-closing doors swinging in the direction of egress; that all stairs to be of steel or reinforced concrete; that stairs #3 and #4 are 7 feet wide; that stair #5 is 5 feet wide; that stairs #1 is 4 feet wide; that stair #2 is 3 feet 8 inches wide; that all other doors are to meet all code requirements, other partitions as indicated are 4 inch hollow cinder concrete block, plastered both sides, for a two hour fire rating; that direction of egress from the various areas as indicated on drawings; that the lobby on the 1st floor, on which stairs #3 and #4 open, is separated from all rooms by 4 inch cinder concrete block partitions and fireproof self-closing doors; that since the occupancy of the proposed building is comparatively small and the building is of fireproof construction it is requested that this condition be accepted; that engineers ladder and scuttle will be provided in stair #5; that all doors leading to passages to lobby are fireproof self-closing; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated March 7, 1960, acting on N.B. Applic. 4316-59, Objection Nos. 2, 3 and 4 be and it hereby is modified and that the appeal be and it hereby is granted, on condition that the work shall be done in accordance with drawings filed with Cal. No. 172-60-BZ dated March 9, 1960, 5 sheets and May 20, 1960, 2 sheets; and that all the requirements of the resolution adopted under Cal. No. 172-60-BZ in connection with this appeal shall be complied with.

## 241-60-BZ

APPLICANT—Samuel Paul and Seymour Jarmul for Board of Education, owner.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under Sections 21 and 9A of the Zoning Resolution, to permit in a D-1 and G-1 area class ½ height district, the erection of a two story extension to the existing three story public school building with less than the required setback in a G-1 area district and in excess of the permitted height within two miles of a designated airport.

PREMISES AFFECTED—6302-6324 Avenue U and 2117 East 63rd Street, southeast corner, Block 8470, Lots 240 and 247, Borough of Brooklyn.

APPEARANCES—

For Applicant: John J. Saunders, Samuel Paul and George Fuchs.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 15, 1960 acting on Alt. Applic. No. 364-60, reads:

"1. Proposed extension of the existing school structure is excessive in height as the extension is within two miles of the Floyd Bennett Airport and is contrary to Art. III Sec. 9A and 8 of the Zoning Resolution.



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2. Provide in G-1 district 15' setback from building line as per Sect. 16C PP. (b) of Z.R." and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 21 and 9A of the Zoning Resolution, to permit in a D-1 and G-1 area and Class ½ height district, the erection of a two-story extension to the existing three story public school building, with less than the required setback in a G-1 area district and in excess of the permitted height within two miles of a designated airport, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 31, 1960, 9 sheets; that all other laws, rules and regulations applicable shall be complied with; and that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:35 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## REGULAR MEETING

WEDNESDAY AFTERNOON, JUNE 1, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 66-16-A—Vol. II

APPLICANT—J. M. Berlinger for Trustees under the will of Moses Levy

SUBJECT—Application reopened May 5, 1959 as Volume II—appeal from a decision of the Borough Superintendent re—Fire escape as second means of egress.

PREMISES AFFECTED—230 and 232 Canal Street, southwest corner of Baxter Street, Block 198, Lots 27 and 29, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 26, 1959 on Alt. Applic. 1722-57, reads:

"F.E. as second means of egress not acceptable from 7 story factory. Sec. 271 L.L." and

WHEREAS, the applicant states that the combined buildings are 64 feet 7 inches by 131 feet 8 inches irregular in area, 7 and 8 stories, 81 and 85 feet high, of class 3 construction, located in a manufacturing use, B area, class 2 height district, built in 1883 and 1886, now used and occupied: cellar—storage and heating system, 2 persons; 1st floor—stores, entrances to buildings, 50 persons; 2nd floor—stock rooms, 10 persons; 3rd floor—stock rooms in 230, vacant 232; 4th to 6th floors in 230, manufacturing, 25 persons each floor, 4th to 6th floors in 232—vacant; 7th floor in 230,—vacant; in 232 printing, 10 persons; 8th floor—vacant; that the proposed use and occupancy will be; cellar—no change; 1st floor—no change; 2nd to 8th floor—manufacturing, 25 persons each floor; that the present manufacturing is by needle trades; and

WHEREAS, the applicant states that the premises consist of two buildings; that both buildings are equipped with a two-source sprinkler system; that the exits consist of two 3 foot 8 inch wide wood stairs enclosed, with 1 hour enclosure and self-closing metal clad doors; that one of these stairs is in each building; that the secondary egress is through 3 Labor Law type fire escapes and two sub-standard fire escapes; that 230 Canal Street building has a floor area of 3,045 square feet; that 232 Canal Street building has floor area of 1,073 square feet; that the building faces 3 streets; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 1722-57, and that the appeal be and it hereby is *granted*, *on condition* that the work shall conform with drawings filed with this appeal dated April 11, 1960, 3 sheets; that exit lights and signs shall be provided at all required exits; that the existing 2-source sprinkler system shall be maintained; and that a Certificate of Occupancy shall be obtained.

### 170-44-A—Vol. II

APPLICANT—Sidney H. Kitzler for Mae Haussman, owner.

SUBJECT—Application reopened March 29, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Egress.

PREMISES AFFECTED—1805 Church Avenue, north side, 25 feet 6 inches east of East 18th Street, 63 East 18th Street, Block 5079, Lot 32, Borough of Brooklyn.

APPEARANCES—

For Applicant: Sidney H. Kitzler and Julio Ingerman.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4  
Negative ..... 0  
Absent: Vice Chairman Kleinert ..... 1

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 11, 1960 on Alt. Applic. 429-60, reads:

"1—The egress facilities of this building were the subject of a conditional variance for exits under Sec. 270 Labor Law on Alt. 506-44 under Cal. 170-44-A. The present exits do not comply with Sec. 270 LL. for manufacturing on the 3rd floor and the premises still remain under the jurisdiction of the Board of Standards & Appeals."

and

WHEREAS, the applicant states that the building is 19 feet by 101 feet ¾ inch in area, 3 stories, 35 feet high, of class 3 construction, located in retail use, C area, class 1¼ height district, built in 1914, now used and occupied since 1951: cellar—boiler room & ordinary use; 1st floor—restaurant and cabaret, 120 persons; 2nd floor—vacant; 3rd floor—light manufacturing, 30 persons; substantially in accordance with Certificate of Occupancy #132345, issued May 8, 1952 against Alt. Applic. 506-44, which expires January 16, 1961; that the proposed use and occupancy will be: cellar—boiler room and ordinary use; 1st floor—restaurant and cabaret, 120 persons; 2nd floor—dance studio, 70 persons; 3rd floor—light manufacturing, 50 persons; and

WHEREAS, the applicant states that there are 2 interior stairs, each extending from the street to the roof and an outside fire escape with ladder to the roof and counterbalanced stair to East 18th Street; that the northwesterly stair is 42 inches wide from street to 3rd floor and 48 inches wide to the roof; that the southeasterly stair is 42 inches wide from the street to the 2nd floor and 36 inches wide from the 2nd floor to the roof; that each stairway is enclosed in one hour fire-retarded enclosures consisting of studs covered on both sides with metal lath and portland cement plaster, and all exit doors leading thereto are one



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hour test, self-closing fireproof doors; that windows and doors on the course of the fire escape are of fireproof construction and are self-closing; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt. Applic. 429-60, Objection No. 1 and that the appeal be and it hereby is granted, on condition that the work shall be done in accordance with drawings filed with this appeal dated March 15, 1960. 8 sheets; that the variation from the decision of the Borough Superintendent shall apply only to manufacturing on the third floor; and that all laws, rules and regulations applicable shall be complied with and a new Certificate of Occupancy shall be obtained.

## 161-59-A—Vol. II

APPLICANT—Sidney Daub for Six Ninety-Two Broadway Corporation, owner.

SUBJECT—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re egress, fire escape as legal exit.

PREMISES AFFECTED—692-694 Broadway and 2-20 East 4th Street southeast corner, and 386 Lafayette Street, Block 531, Lot 6, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959 on Alt. Applic. 1591-58, reads:

"1 Provide two means of egress for all tenants all floors used for factory work.

2. A fire escape is not acceptable as legal exit for factory bldgs. over six stories in height."

and

WHEREAS, the applicant states that the building is 45 feet 4 inches by 275 feet irregular in area, 144 feet high, of class 1 construction, located in unrestricted use, B area, class 2 height district, built in 1909 as a factory, now used and occupied as follows: cellar—boiler room and storage of leather goods and paper boxes, 10 persons; 1st floor—manufacturing leather goods and salesroom of paper boxes, 35 persons; 2nd floor—manufacturing clothing, 130 persons; 3rd floor—manufacturing felt hats and clothing, 100 persons; 4th floor—manufacturing clothing, 155 persons; 5th floor—manufacturing pajamas and clothing, 135 persons; 6th floor—manufacturing clothing, 119 persons; 7th floor manufacturing clothing and leather goods, 140 persons; 8th floor—manufacturing clothing and printing, 79 persons; 9th floor—manufacturing shirts and clothing, 97 persons; 10th floor—manufacturing pajamas and clothing, 108 persons; 11th floor—manufacturing pajamas and clothing, 94 persons; 12th floor—manufacturing knitted fabrics and engraver, 94 persons; that the building is equipped with two interior 3 foot 8 inch steel and slate stairs enclosed in masonry partitions with fireproof self-closing doors; that at the 4th Street front of the building there is a fire-escape provided with 4 foot wide balconies at each floor with 45 degree double scissor stairways from 2nd to the 12th floors with 60 degrees stairway to the roof and two counter-balanced 45 degree stairways from the 2nd floor to the grade; that the openings on the course of the fire escapes are provided with fireproof windows and doors; that the fourth egress is provided by a substandard 60 degree stair fire escape; and

WHEREAS, the applicant further states that all floors are

subdivided for several tenants; that the public corridors are of masonry construction with fireproof self-closing doors; that all tenants on 5th, 6th, 7th, 10th, 11th and 12 floors have access to both interior stairs; that it is proposed to erect additional fire escapes at the 4th Street front of the building to provide additional means of exit; that the proposed fire escapes to be 4 feet in width and 22 inches wide, 45 degree stairways to extend from 2nd to the 12th floors inclusive, with goose neck ladder to the roof and 45 degree counter-balanced stairway from 2nd floor to the street; that the fire escapes will have 4 foot 6 inch high guard railings on the outside and 3 foot guard railings on the inside of the stairways and well openings; that the openings on the course of the fire escapes will have automatic fireproof wire glass windows and 2 foot by 6 foot fireproof wire glass self-closing doors at window sill level, with 2 foot wide steel steps from the floor to door sill, so that all tenants will have exits that will provide at the minimum access to one interior stair and the fire escape on the 4th Street side; that the building is provided with an approved two-source sprinkler system, A.D.T. central office connection, standpipe system and interior fire alarm system; that all partitions within the manufacturing portion and separating the manufacturing portion from the offices and showrooms will be of incombustible material in accordance with Section 264 subdivision 7 of the Labor Law; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1591-58, Objections No. 1 and 2, be and it hereby is affirmed and that the application be and it hereby is denied.

## 775-59-A

APPLICANT—Henry Hartmann, for Walter Jankowski, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re frame dwelling.

PREMISES AFFECTED—5957 56th Avenue, north side, 50 feet west of 60th Street, Block 2688, Lots 55 and 41, Maspeth, Borough of Queens.

APPEARANCES—

For Applicant: Henry Hartmann.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1959 on B.N. Applic. 2043-59, reads:

"1. The proposed alteration to an existing frame dwelling by the installation of a central heating system is contrary to Sec. 26-250 in that the distance to the side lot lines are not in conformity with C26-248 A.C."

and

WHEREAS, the applicant states that the building is 20 feet by 40 feet in area, 2 stories, 22 feet high, of class 4 construction, located in unrestricted use, D area, class 1 height district, built prior to 1915, now used and occupied as follows: 1st floor—dwelling, 1 family; 2nd floor—dwelling, 1 family; that proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the premises is of standard frame construction; that the existing chimney is tile lined; that the central heating will be a gas fired, steam system; that the system will require a new gas line and meter; that the building has not been altered structurally; that the central heating will replace unapproved methods of heating and thereby reduce the danger of fire; and

WHEREAS, the Board discussed this appeal and felt that the appeal should be granted.



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*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1959, acting on B.N. Applic. 2043-59, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated November 25, 1959, 1 sheet and March 31, 1960, 1 sheet; and that all laws, rules and regulations applicable shall be complied with.

## 776-59-A

APPLICANT—Henry Hartmann, for Guiseppe Restani, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent—re frame dwelling.

PREMISES AFFECTED—57-36 58th Place, west side, 100 feet north of 57th Drive, Block 2673, Lot 73, Maspeth, Borough of Queens.

### APPEARANCES—

For Applicant: Henry Hartmann.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 18, 1959 on B.N. Applic. 2042-59, reads:

"1. The proposed alteration to an existing frame dwelling by the installation of central heating system is contrary to Sec. 26-250, in that the distance to the side lot lines are not in conformity with C26-248.A.C."

and

WHEREAS, the applicant states that the building is 25.3 by 24.4 feet in area, 2 stories, 26 feet high, of class 4 construction, located in unrestricted use, B area, class 1½ height district, built prior to 1915, now used and occupied as follows: 1st and 2nd floor dwelling, 1 family; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the existing chimney will be lined; that the central heating will be provided by a gas fired steam system; that the system will require a new gas line and meter; that the building will not be altered structurally; that the central heating will replace unapproved method of heating and thereby reduce the danger of fire.

*Resolved*, that the decision of the Borough Superintendent, dated November 18, 1959, acting on B.N. Applic. 2042-59, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated November 25, 1959, 1 sheet and March 31, 1960, 1 sheet; that the chimney shall be lined in accordance with the Administrative Building Code; and that all laws, rules and regulations applicable shall be complied with.

## 159-60-A

APPLICANT—Murray L. White for Janent Holding Corporation, owner.

SUBJECT—Application March 4, 1960—Appeal from a decision of the Borough Superintendent re Hopper Doors—one hour fire rating.

PREMISES AFFECTED—84-20 51st Avenue, southwest corner of Reeder Street, Block 1548, Lot 6, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,

dated March 3, 1960 on N.B. Applic. 1363-59, reads:

"1—Hopper Doors without a one hour fire rating are contrary to Sec. C26-701 of the Administrative Code."

and

WHEREAS, the applicant states that the building is 110 feet by 117.5 feet irregular in area, 6 stories, 63 feet high, of class 3 construction, located in residence use, C area, class 1 height district, now under construction, to be used and occupied: Cellar—2 doctors' offices, boiler room and storage; 1st to 6th floor—12 families each floor; and

WHEREAS, the applicant states that an incinerator was installed with an incinerator room and cleanout door in the cellar, which is acceptable to the Department of Buildings; that on each of the 6 floors an incinerator closet was built approximately 3 feet 2 inches by 4 feet in dimensions and enclosed on 3 sides with 8 inch solid concrete block, plastered on both sides, in one of the sides is a one hour fireproof self-closing door, opening into the public hall; that the fourth side consists of the incinerator chute wall in which was installed a Sargent all steel Flush Type Hopper Door; that the floor and ceiling of each closet is built of 4 inch cinder reinforced concrete; that these hopper doors are of substantial gauge steel approved by the Board under Cal. No. 808-46-SM on July 21, 1959, for use where no fire rating is required; that the hopper doors open into a closet which is to all intents and purposes a 3 hour enclosure except for the 1 hour fireproof self-closing door which opens upon the public hall; and

WHEREAS, that Board discussed this appeal and felt that the appeal should be granted; and

*Resolved*, that the decision of the Borough Superintendent, dated March 3, 1960, acting on N.B. Applic. 1363-59, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated March 4, 1960, 2 sheets; and that a Certificate of Occupancy shall be obtained.

## 238-60-A

APPLICANT—Murray L. White for D.L.A. Building Company, Incorporated, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—51-25 Van Kleeck Street, east side, 198.95 feet south of Codwise Place, Block 2474, Lot 15, Elmhurst, Borough of Queens.

### APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1960 on N.B. Applic. 3679-58, reads:

"1. Openings in shafts require protection by assemblies having a fire resistive rating as per C26.663(d)."

and

WHEREAS, the applicant states that the building is 197 feet by 67 feet irregular in area, 6 stories, 61 feet 7 inches high, of class 3 construction, located in residence use, C area, class 1 height district, under construction, to be used and occupied as follows: Cellar—2 doctors' offices, 1 apartment, laundry, boiler room, storage and garage; 1st to 6th floors—12 apartments each floor; and

WHEREAS, the applicant states that the construction of the building is now completed and acceptable to the Department of Buildings, except for the item of Incinerator Hopper Doors; that these doors are Sargent Flush Type Hopper Doors, which were approved by the Board under Cal. No.



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808-46-SM on July 21st, 1959, with a fire rating; that on each of the six floors, these doors open into a closet; that the closet enclosure partitions are constructed of 4 inch cinder blocks, plastered both sides with plaster (gypsum) with a one hour solid door opening into the public hallway; that the floors and the ceilings are made of 4 inch reinforced concrete arches; and

WHEREAS, the Board has discussed this appeal and felt that the appeal should be granted; and

Resolved, that the decision of the Borough Superintendent, dated March 29, 1960, acting on N.B. Applic. 3679-58, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated March 31, 1960, 1 sheet; and that a Certificate of Occupancy shall be obtained.

## 239-60-A

APPLICANT—Murray L. White for Van Horn Realty Corporation, owner.

SUBJECT—Application March 31, 1960—Appeal from a decision of the Borough Superintendent—re openings in shafts.

PREMISES AFFECTED—86-04 Grand Avenue, southeast corner of Van Horn Street, Block 2864, Lot 17, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1960 on N.B. Applic. 2415-59, reads:

"1. Openings in shafts require protection by assemblies having a fire resistive rating as per C26-663(d)." and

WHEREAS, the applicant states that the building is 73 feet 11 inches by 177 feet 10 inches irregular in area, 6 stories, 61 feet 2 inches high, of class 3 construction, located in residence use, C and D areas, class 1 and 1½ height districts; under construction; that the proposed use and occupancy will be: cellar—boiler room, laundry, storage and two apartments; 1st to 6th floors—11 apartments each floor; and

WHEREAS, the applicant states that the construction of the building is now completed and acceptable to the Department of Buildings, except for the item of Incinerator Hopper Doors; that these doors are Sargent Flush Type Hopper Doors, which were approved by the Board under Cal. No. 808-46-SM on July 21, 1959, with a fire rating; that on each of the 6 floors, these doors open into a closet; that the closet enclosure partitions are constructed of 4 inch cinder block, plastered both sides with plaster (gypsum), with a one hour solid door opening into the public hallway; that the floors are tiled and the ceilings made of 4 inch reinforced concrete arches.

Resolved, that the decision of the Borough Superintendent, dated March 29, 1960, acting on N.B. Applic. 2415-59, Objection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated March 31, 1960, 1 sheet; and that a Certificate of Occupancy shall be obtained.

## 799-28-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Anto Fam Realty Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied under Section 21 of the Zoning Resolution, to permit in a

business district the erection and maintenance of a gasoline station.

PREMISES AFFECTED—764-776 4th Avenue and 187-195 26th Street, northwest corner, Block 654, Lot 34, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 332-33-BZ

APPLICANT—Isidore Cohen for S.M.B. Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, for a term of five years, the change of occupancy of an existing building to a garage for more than five motor vehicles.

PREMISES AFFECTED—14 West 66th Street, south side, 225 feet west of Central Park West, Block 1118, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Isidore Cohen.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 1212-40-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Frank & Maria Damato, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting partly in a business use and partly in a residence use district for a term of years, the parking and storage of motor vehicles on vacant portion of premises.

PREMISES AFFECTED—1061 Montgomery Street, north side, 30 feet 9¼ inches west of East New York Avenue and 46-48 Ford Street, Block 1420, Lots 51 and 59, Borough of Brooklyn.

APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 765-59-A

APPLICANT—Lester H. Maxon for Gamma of Sigma Alpha Mu, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re filed pursuant to Section 310 of the Multiple Dwelling Law for variational Section D26-7A.0 of the Multiple Dwelling Law—re Class 3 building, Fraternity house; previously granted on condition.



# MINUTES

PREMISES AFFECTED—531 West 113th Street, north side, 375 feet east of Broadway, Block 1885, Lot 17, Borough of Manhattan.

## APPEARANCES—

For Applicant: Lester H. Maxon.

ACTION OF BOARD—Application for request to reopen and amend the resolution denied.

## THE VOTE—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

### 32-48-A—Vol. III

APPLICANT—Arthur A. Schiller for Board of Higher Education, owner.

SUBJECT—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

PREMISES AFFECTED—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P.M., for inspection and decision; applicant to submit revised drawings.

### 339-47-BZ

APPLICANT—Harry Malter for the Coca-Cola Bottling Company of New York, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 19, 1960 re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7g of the Zoning Resolution, permitting in an unrestricted use district the erection and maintenance of a building to be used as a garage for more than 5 motor vehicles with entrances and for the loading of trucks with entrances to garage with the prohibited distance of park entrance.

PREMISES AFFECTED—608 1st Avenue, east side from East 34th to East 35th Streets; 401-407 East 34th Street and 400-406 East 35th Street, Block 966, Lots 1-4 and 27-31 inclusive, Borough of Manhattan.

## APPEARANCES—

For Applicant: Harry Malter.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION:

WHEREAS, this application was granted by the Board on July 15, 1947 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on May 19, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 15, 1947, as *amended* through May 19, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (N.B. App. 235/46)

### 340-48-BZ—Vol. II

APPLICANT—Carl H. Salminen for Frank Amoruso, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition,

under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, after demolition of the existing structures, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor motor vehicle repairs with hand tools only, office, parking and storage of motor vehicles awaiting service and private parking.

PREMISES AFFECTED—135-20 35th Avenue and 35-06 Linden Place, southwest corner, Block 4959, Lots 18 and 20, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on October 15, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on October 14, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 15, 1958, as *amended* through October 14, 1959, by adding thereto:

“that in the event the owner desires to make certain changes in design and arrangement, such changes may be permitted as shown on revised drawings marked ‘Received April 11, 1960’, 1 sheet, and ‘Received May 26, 1960’, 3 sheets, on *condition* that the ground sign at the intersection shall not extend more than 4 feet beyond the building line and that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (N.B. 583/58)

### 124-49-BZ—Vol. II

APPLICANT—Carl H. Salminen for MacGrotty Chevrolet, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 19, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 21 of the Zoning Resolution, permitting in a retail use district the erection and maintenance of an extension to existing structure, maintaining present uses of show room, service, office, storage and parts department and to add the use of storage of parts, body shop, welding and acetylene and oxygen, machine room, painting, spraying and under coating with storage of paints and permitting the storage of new and used cars waiting to be serviced and the parking of cars on the roof.

PREMISES AFFECTED—137-80 Northern Boulevard, southwest corner of Union Street, Block 4977, Lot 52, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Carl H. Salminen.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on January 25, 1955 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 19, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 25, 1955,



# MINUTES

as *amended* through May 19, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 2877/53)

## 641-57-BZ

APPLICANT—Aaron Halpern for N. F. Walker, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 19, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a residence use E-1 area district, the construction of a one story and cellar extension with less than the required setback and extend the use of the funeral home for parking of more than five motor vehicles on the unbuilt upon portion of the plot.

PREMISES AFFECTED—87-34 80th Street, west side, 25.05 feet south of 87th Road, Block 8912, Lots 12, 13 and 16, Woodhaven, Borough of Queens.

### APPEARANCES—

For Applicant: Robert Casale.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 13, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 19, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958, as *amended* through May 19, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 1378/57)

## 59-58-BZ

APPLICANT—J. G. L. Molloy for 140 East 40th Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of an existing twelve (12) story and penthouse building, from multiple dwelling to offices.

PREMISES AFFECTED—140 East 40th Street, south side, 124 feet east of Lexington Avenue, Block 895, Lot 66, Borough of Manhattan.

### APPEARANCES—

For Applicant: J. G. L. Molloy.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 8, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on June 2, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 8, 1958, as *amended* through June 2, 1959 only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. 1748/57)

## 43-59-BZ

APPLICANT—Lama, Proskauer and Prober for Max Ackerman, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired May 12, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use C area district, the erection of a Class one building to be used as a factory and office with two loading berths, occupying more than the permitted area and with the omission of the required rear yard for a C area district.

PREMISES AFFECTED—76-96 Rochester Avenue, 1802-1812 Pacific Street, southwest corner and 1793-1801 Dean Street, Block 1343, Lot 45, Borough of Brooklyn.

### APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and time to complete work extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 2124/58)

## 731-46-BZ—Vol. III

APPLICANT—Aaron Halpern for Thirty-Five Forty Thirtieth Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. III subject to regular procedure—re Application, decision of the Borough Superintendent; Vol. I granted on condition and Vol. II withdrawn, under Sections 7e and 7h of the Zoning Resolution, permitting in a residence use district the proposed extension of the use of the premises to include outdoor parking for employees (no fee to be charged) and off street loading and unloading.

PREMISES AFFECTED—35-38 to 35-44 (35-40 official) 30th Street, west side, 92.61 feet north of 36th Avenue and 35-37 to 35-47 29th Street, Block 341, Lots 6 and 43, Long Island City 1, Borough of Queens.

### APPEARANCES—

For Applicant: Robert Casale.

ACTION OF BOARD—Application reopened as Vol. III, subject to the regular procedure.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 30-48-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Moe Friedel, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c, 7i, 7A and 7h of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five motor vehicles with curb cuts more than the permitted distance from the intersection.

PREMISES AFFECTED—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: James E. Vassalotti.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## 794-48-BZ—Vol. III

APPLICANT—George Monier for Spofford Holding Corp., owner, Blue Hour Restaurant, Inc., lessee.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired December 14, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret) (previously denied use of restaurant and addition of cabaret, bar and grill for general public, later granted change of use of dining area to restaurant, bar and grill for general public use for a term of 2 years without music).

PREMISES AFFECTED—311-315 93rd Street, north side, 89 feet east of 3rd Avenue, Block 6103, Lot 61, Borough of Brooklyn.

## APPEARANCES—

For Applicant: George Monier.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 878-49-BZ

APPLICANT—Sidney G. Sparrow for Rose G. Galler, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 23, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the

Zoning Resolution, permitting in a residence use district, the erection and maintenance of a garage for eight motor vehicles for a term of ten years.

PREMISES AFFECTED—24 Lenox Road, south side, 160 feet 5½ inches east of Flatbush Avenue and 2153-2155 Caton Avenue, Block 5083, Lot 22, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Robert E. Sparrow.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 515-54-BZ

APPLICANT—Peter Deutsch for Nola Realty Corporation, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 3, 1960 re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

PREMISES AFFECTED—798-812 Schenck Avenue, west side, 185 feet south of Linden Boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Peter Deutsch.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 791-54-BZ

APPLICANT—Lawmark Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired May 10, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a residence use district, the change in occupancy of four story structure from private office, dwelling for one family, maid's rooms and kitchen to professional offices on 1st, 2nd and 3rd floors with apartment on 4th floor and permitting the existing one story structure on rear of lot to remain as a storage room for office records without the required rear yard.

PREMISES AFFECTED—119 East 36th Street, north side, 144.2 feet west of Lexington Avenue, Block 892, Lot 11, Borough of Manhattan.

## APPEARANCES—

For Applicant: Lawrence S. Timen.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0



# MINUTES

1004-57-BZ

APPLICANT—Henry J. Nurick for Mrs. Palma Campbell, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened and set for hearing on June 28, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 4:10 P.M.

JOSEPH J. DOYLE, Chief Clerk.

# RULES

**RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.**

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

## AUTHORITY:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.*

## 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1) and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

## 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

## 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing com-

combustible materials for use under these Rules shall be used unless approved by the Board.

## 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

## 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

## 5.1 SAMPLING FOR TEST SPECIMENS —

Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

## 5.3 CONDITIONING OF TEST SPECIMENS—

The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

## 5.4 TEST FOR PERMANENCE OF CHEMICALS—

Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches



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## RULES

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square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of  $\frac{3}{8}$ -inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame  $1\frac{1}{2}$  inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing

compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 24

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Docket.

Notice of Hearing Calendar.

Minutes of Regular Meeting, Tuesday Morning, June 7, 1960, Affecting Calendar Numbers 253-23-BZ—Vol. III, 42-37-BZ—Vol. II, 101-45-BZ—Vol. II, 352-57-BZ—Vol. II, 596-59-BZ, 611-59-BZ, 722-59-BZ, 819-59-BZ, 837-59-BZ, 839-59-BZ, 861-59-BZ, 876-59-BZ, 904-59-BZ, 917-59-BZ, 918-59-A, 26-60-BZ, 46-60-BZ, 72-60-BZ, 124-59-BZ, 832-59-BZ, 492-27-BZ—Vol. IV, 75-39-BZ—Vol. II, 1024-41-BZ, 83-44-BZ, 169-49-BZ—Vol. II, 17-59-A, 186-49-BZ, 187-49-BZ, 889-52-BZ, 887-53-BZ—Vol. II, 192-56-BZ—Vol. II, 47-60-A, 292-57-BZ, 310-59-BZ, 633-59-BZ, 814-59-BZ, 822-59-BZ, 823-59-A, 862-59-BZ, 890-59-BZ, 2-60-BZ, 19-60-BZ, 77-60-BZ, 83-60-BZ, 84-60-A, 91-60-BZ, 161-60-A, 92-60-BZ, 162-60-A, 93-60-BZ, 163-60-A, 112-60-BZ, 113-60-A and 190-60-BZ.

Minutes of Regular Meeting, Tuesday Afternoon, June 7, 1960, Affecting Calendar Numbers 33-38-SM, 808-46-SM, 360-50-SA, 181-51-SA, 143-54-SM, 1035-57-SA, 165-58-SA, 334-58-SA, 499-58-SM, 532-58-SM, 533-58-SM, 322-59-SM, 446-59-SA, 570-59-SM, 660-59-SM, 670-59-SA, 712-59-SM, 874-59-SA, 57-60-SM, 94-60-SM, 286-60-SM, 301-60-SM, 75-57-SM, 1144-40-SM, 121-59-A—Vol. II, 640-59-A, 804-59-A, 76-60-A, 312-50-A, 912-51-A, 545-52-A—Vol. II, 844-56-A, 974-57-A, 821-59-A, 179-60-A, 137-60-A, 420-59-A—Vol. II, 24-60-A, 64-60-A, 75-60-A, 667-50-BZ—Vol. IV, 667-59-A, 707-58-BZ, 251-59-BZ, 488-59-BZ, 155-48-BZ, 551-49-BZ—Vol. II, 640-51-BZ, 754-59-BZ—Vol. II and 571-27-BZ—Vol. III.

Corrections Affecting Calendar Numbers 796-59-BZ and 563-45-BZ—Vol. II.

Rules for Test of Fire Resistive Materials.

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

### PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

### HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays ex-



# CALENDAR

## DOCKET

*New Cases filed up to June 7, 1960.*

*Cal. No. Dept. Premises Affected*

**426-60-A**—B.M.—731-739 3rd Avenue and 220 East 46th Street, southeast corner, and 211 East 45th Street, Block 1319, Lots 41 to 47, 50, 106, 140, 142 and 146, Borough of Manhattan, N.B. 10-60, re—exterior openings.

**427-60-SM**—Nesher, grey portland cement, manufactured by Palestine Portland Cement Works (Nesher) Ltd., Material.

**428-60-BZ**—B.Bx.—1800 Southern Boulevard, east side, 170 feet north of Boston Road, Block 2984, Lot 7, Borough of The Bronx, N.B. 647-60, re—automatic car wash laundry and gasoline service station, business use district.

**429-60-BZ**—B.B.—2653-2661 Cropsey Avenue, north side, 25 feet east of Bay 44th Street, Block 6912, Lot 6, Borough of Brooklyn, N.B. 731-60, re—motor vehicle repair shop; proposed building occupies more than the area permitted; proposed building is not provided with the rear yard required, D-area, residence use district.

**430-60-BZ**—B.R.—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond, N.B. 872-59, re—proposed erection of a funeral home and parking for customer's cars, residence use district.

**431-60-A**—B.R.—2819 Hylan Boulevard and 535 Tysens Lane, northwest corner, Block 4256, Lot 34, New Dorp, Borough of Richmond, N.B. 872-59, re—proposed curb cuts in bed of mapped street.

**432-60-A**—B.Q.—136-45 37th Avenue, north side, 425.31 feet east of Main Street, Block 4977, Lot 90, Flushing, Borough of Queens, Alt. 545-60, re—frame building.

**433-60-BZ**—B.Q.—45-01 to 45-13 (45-05 official) Douglaston Parkway and 242-16 to 242-34 Northern Boulevard, southeast corner, and 45-02 to 45-14 243rd Street, Block 8179, Lots 1 and 44, Bayside, Borough of Queens, N.B. 932-60, re—occupied area of proposed building in excess; floor area of portion of building is in excess of area permitted; height exceeds limits permitted, G-area, local retail and residence use districts.

**434-60-BZ**—B.B.—2777-2781 36th Street, east side, 150 feet north of Neptune Avenue, Block 6979, Lot 51, Borough of Brooklyn, Alt. 3853-59, re—change of business use on first and second floors, residence use district.

**435-60-SA**—Carrier 48 Series, Model 48B8, 48B12, Commercial Weathermaker, manufactured by Carrier Corp., Appliance.

**436-60-SA**—Carrier Series 51CA, 130201, 130301, 150201, 150301, air cooled window air conditioning units, manufactured by Carrier Corp., Appliance.

**437-60-BZ**—B.B.—1135 Greene Avenue, north side, 100 feet east of Evergreen Avenue, Block 3285, Lot 89, Borough of Brooklyn, Alt. 3030-59, re—proposed manufacturing and repairing of juvenile furniture with power driven saws, residence use district.

### *Restored to Docket*

**640-51-BZ**—B.B.—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn, Alt. 2515-51, reopened for consideration as to extension of term of variance, re—parking and storage of motor vehicles—residence use district.

**155-48-BZ**—B.M.—120-122 East 86th Street, south side, 118 feet 4 inches west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan, ESA 266-60, reopened for consideration as to extension of term of variance, re—illuminated advertising sign—residence use district.

**754-59-BZ—Vol. II**—B.Bx.—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of The Bronx, N.B. 1608-59, re—commercial building for retail use; accessory parking, illuminated signs, etc.—residence use district.

**551-49-BZ—Vol. II**—B.Q.—88-02 to 88-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9286, Lot 61, Woodhaven, Borough of Queens, Alt. 93-60, re—gasoline station, garage for more than five (5) motor vehicles, storage of parts and television repairs, etc.—residence use district.

**17-59-A**—B.R.—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond, N.B. 80-58, reopened and restored to docket, re—premises in bed of a mapped street—widening of Amboy Road.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

|                                                                                | Last Publication               |
|--------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier, Rules..                                              | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)..                                               | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... | Feb. 1, 1956.                  |
| Exit Rules (Revolving Doors) ...                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                               | April 15, 1958.                |



# CALENDAR

|                                                                                                | Last Publication               |
|------------------------------------------------------------------------------------------------|--------------------------------|
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | June 16, 1960—Vol. 45, No. 24  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of .....                                                               | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories. Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JUNE 21, 1960, 10 A. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 21, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 657-58-BZ

APPLICANT—Philip Freshman for Eva Fox, owner.  
SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

Laid over from May 3, 1960 to June 21, 1960, for hearing; applicant to send out notices.

### 500-59-BZ

APPLICANT—Unger and Unger, for L. Edward Dupuy, owner.  
SUBJECT—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district, the erection of two multiple dwellings each of which exceeds the permitted floor area for an E area district and the permitted height within two miles of a designated airport.

PREMISES AFFECTED—143-15 to 143-25 21st Avenue, and 144-01 21st Avenue, North West corner of Parsons Boulevard, Block 4191, Lot 27 (Tent), Whitestone, Borough of Queens.

### 501-59-BZ

APPLICANT—Unger and Unger, for L. Edward Dupuy, John F. and Mary W. Liston, Alvina Wacker Hartz, and Frank A. Hahn and Kathryn R. Hahn, owners.

SUBJECT—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district the occupied area of the proposed multiple dwellings in excess of that permitted, and under Section 9A of the Zoning Resolution to permit the proposed multiple dwellings, within two (2) miles of LaGuardia Airport, to be erected to a greater height than that permitted.

PREMISES AFFECTED—17-10 to 17-20 Parsons Boulevard, and 19-02 to 19-10 Parsons Boulevard, southwest corner of 15th Avenue, Block 4157, Lot 200 (tent), Whitestone, Borough of Queens.

### 645-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, eastside, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

### 212-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Sally Sherman and Leonard Goldberg, owners.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office, sales of accessories, minor auto repairs, storage and parking of motor vehicles with less than the required rear yard.

PREMISES AFFECTED—145-15 243rd Street, northeast corner of Mayda Road, Block 13568, Lot 27, Rosedale, Borough of Queens.

### 589-59-BZ

APPLICANT—Larry Meltzer, for Elias Goff and Ben Golub, owners.

SUBJECT—Application September 16, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot.

PREMISES AFFECTED—605-615 East 76th Street, north side, 40 feet, 6 inches east of Ralph Avenue, and 644-648 East 77th Street, southside, 279 feet 1 inch east of Ralph Avenue, Block 7981, Lots 21, 24, 47, and 49, Borough of Brooklyn.

### 885-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

PREMISES AFFECTED—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.



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## 3-60-BZ

APPLICANT—Arnold W. Lederer for Saul and Lawrence Levy, owners.

SUBJECT—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding (no body or collision work, no painting or spraying) and office.

PREMISES AFFECTED—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

## 229-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg owner: J. and R. Stutz, Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

PREMISES AFFECTED—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of The Bronx.

## 805-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Bulova Watch Company, Incorporated, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of the executives, employees and students attending the owner's school of watch making.

PREMISES AFFECTED—40-41 to 40-47 61st Street, east side, 227.43 feet north of 43rd Avenue and 40-40 to 40-46 62nd Street, Block 1336, Lots 17 and 70, Woodside, Borough of Queens.

## 69-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owners.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

PREMISES AFFECTED—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

## 34-60-BZ

APPLICANT—Theodore L. Soontup for Lionel and Pearl Rebhum, owners.

SUBJECT—Application January 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the construction of a one story extension to the rear of an existing two story dwelling exceeding the permitted area coverage.

PREMISES AFFECTED—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens.

## 791-59-BZ

APPLICANT—Larry Meltzer for Avenue Z Construction Company, owner.

SUBJECT—Application December 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of an extension to an existing one story and

cellar building which structure as proposed occupies more than the permitted area.

PREMISES AFFECTED—2602-2612 East 16th Street and 1516-1524 Avenue Z, southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

## 886-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding these to minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—62-11 to 62-19 (62-17 official) Rockaway Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

## 818-59-BZ

APPLICANT—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System, Incorporated, lessee.

SUBJECT—Application December 7, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the use of the surplus parking space of the accessory garage to a multiple dwelling for transient parking.

PREMISES AFFECTED—220-226 Lexington Avenue, and 135-139 East 33rd Street, northwest corner, Block 889, Lot 15, Borough of Manhattan.

## 333-60-A

APPLICANT—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System Incorporated, lessee.

SUBJECT—Application May 3, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 60, Par. 1, subdivision (d), re—transient parking, multiple dwelling.

PREMISES AFFECTED—135-139 East 33rd Street, and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan.

## 600-57-BZ—Vol. II

APPLICANT—Burke, Green and Groh for John Dugack, Steve Wasilchuck and Natalie Wasilchuck, owners.

SUBJECT—Application reopened January 5, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sales of auto accessories, minor auto repairs with hand tools only, ground sign and parking of cars awaiting service.

PREMISES AFFECTED—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

## 838-47-BZ—Vol. II

APPLICANT—Robert J. Crinnion for G. and R. Panacchia, owners: Stone Castle Service Station, lessee.

SUBJECT—Application reopened December 8, 1959, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools and auto laundry, to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry.

PREMISES AFFECTED—2008 Eastchester Road, northeast corner of Stillwell Avenue, Block 4218, Lot 1, Borough of The Bronx.



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## 483-37-BZ—Vol. III

APPLICANT—Henry George Greene for R. & P. Associates, Incorporated, owner.

SUBJECT—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

PREMISES AFFECTED—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

## 157-60-BZ

APPLICANT—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

SUBJECT—Application March 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, in an existing one story and basement church, the change in occupancy to theatre with lounge and dressing rooms.

PREMISES AFFECTED—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan.

## 158-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

SUBJECT—Application March 3, 1960—Appeal from decision of the Borough Superintendent—re Class III construction, building for use as theatre, more than 20 feet in height.

PREMISES AFFECTED—206-208 East 11th Street, south side, 129 feet east of Third Avenue, Block 466, Lot 12, Borough of Manhattan.

## 183-60-BZ

APPLICANT—J. M. Berlinger for Ten Fifth Avenue Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing four story and basement multiple dwelling with stores on the ground floor to provide a building line front for store number six (6), the extension to cover the balance of the plot.

PREMISES AFFECTED—1 West 8th Street and 10 Fifth Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan.

## 611-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Flushingside Realty and Construction Company, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory.

PREMISES AFFECTED—31-01 Linden Place and 136-02 31st Road, southeast corner, Block 4409, Lot 24, Flushing, Borough of Queens.

Laid over from June 7, 1960, to June 21, 1960, for inspection and for continued hearing; applicant to submit statement as to proposed occupancy.

## 184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the use of portion of the cellar as an architect's office.

PREMISES AFFECTED—170-10 Cedarcroft Road, southeast corner of Homelawn Street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

## 146-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Irving Wasserman, owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to amendment of resolution and extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

## 424-52-BZ

APPLICANT—Lyman and Tenenbaum for Samuel Danzig, owner; Beverly Trading Corp., lessee.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th Street, north side, 100 feet east of Columbus Avenue, Block 1120, Lot 5, Borough of Manhattan.

## 378-47-BZ

APPLICANT—Lama, Proskauer and Prober for Rose Sempliner, owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires October 4, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2863-2873 West 31st Street, east side, 100 feet north of Mermaid Avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn.

## 369-36-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2306-2320 Arthur Kill Road and 1157-1165 Rossville Avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 475-59-BZ

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing (non-automatic), office, sale of accessories, minor auto repairs with hand tools only, safety



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inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.  
**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

**Hearing closed**.—Laid over from April 5, 1960, to May 3, 1960, for inspection and decision; then to June 1, 1960, for decision at the request of applicant; applicant to obtain new decision from Borough Superintendent; then to June 21, 1960, for decision at the request of the applicant.

## 476-59-A

**APPLICANT**—Gorman and Laurino for Hunter Associates, Inc., Owner.

**SUBJECT**—Application July 20, 1959—filed pursuant to section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

**PREMISES AFFECTED**—75-35 to 75-43 (75-39 official) 164th Street, and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## 486-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

**SUBJECT**—Application July 16, 1959—decision of the Borough Superintendent, under section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.

**PREMISES AFFECTED**—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

**Hearing closed**.—Laid over from May 17, 1960, to June 1, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to submit revised drawings.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**Hearing closed**.—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building.

## 917-59-BZ

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of two buildings to be used for stores, with less than the required setback from a mapped street and rear yard with patron parking, storage and off street loading.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

**Hearing closed**.—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision.

## 918-59-A

**APPLICANT**—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia, and Jasper Ingrassia, owners.

**SUBJECT**—Application December 30, 1959—Filed pursuant to Section 35, of the General City Law—re parking and covered walk in bed of a mapped street—25th Road and proposed widening of Parsons Boulevard.

**PREMISES AFFECTED**—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

## 904-59-BZ

**APPLICANT**—Edwin Storch for Kirk Milk Products Incorporated, owner; Beverly Laundry, lessee.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of a present one and two story building from ice cream factory to a shirt laundry.

**PREMISES AFFECTED**—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lots 7 and 10, Corona, Borough of Queens.

**Hearing closed**.—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision.

## 26-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Seton Equities Corporation, owner.

**SUBJECT**—Application January 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for pleasure type vehicles only, for a temporary term of ten (10) years.

**PREMISES AFFECTED**—1223 Gerard Avenue, west side, 108.11 feet north of East 167th Street, Block 2489, Lot 70, Borough of The Bronx.

**Hearing closed**.—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to revise statement as to removal of fence and to revise plan to relocate curb cuts.

## 46-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Joseph Angeleone, owner.

**SUBJECT**—Application January 13, 1960—decision of the Borough Superintendent, under Section 7c, 7h, 7A and 21 of the Zoning Resolution, to permit in a business and residence use, D and E area district, the erection of a one story building for use as a Supermarket, occupying more than the permitted area coverage for a D area district with loading and unloading, parking of more than five (5) motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

**PREMISES AFFECTED**—127-10 to 127-20 (127-20 official) Rockaway Boulevard, and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens.

**Hearing closed**.—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision.

## 722-59-BZ

**APPLICANT**—Gabriel Nathan for Cemack Realty Corporation, owner.

**SUBJECT**—Application November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and residence use district, the extension of the present use of garage and motor vehicle repair shop to include parking of motor vehicles.



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**PREMISES AFFECTED**—16-03 to 16-07 Far Rockaway Boulevard, east side, 39.95 feet south of Foam Place, 1131-1135 Foam Place, Block 15559, Lots 42 and 51, Far Rockaway, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to revise drawings.

## 876-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with (curb cuts) business entrance within 75 feet of a business use district.

**PREMISES AFFECTED**—112-44 to 112-52 (112-44 official) Roosevelt Avenue, and 40-02 to 40-10 114th Street, Southwest corner, Block 2013, Lot 37, Corona, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file revised plans.

## 596-59-BZ

**APPLICANT**—Brennan and Landers for Walter M. Michalski, owner.

**SUBJECT**—Application September 17, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story extension to an existing one story building and extend the present use of funeral home consisting of reposing rooms and office to an undertaking establishment with embalming room on first floor and dwelling on second floor.

**PREMISES AFFECTED**—80-08 Grand Avenue and 53-10 to 53-14 82nd Street, southeast corner, Block 2904, Lot 3, Elmhurst, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to submit landscape plan.

## 101-45-BZ—Vol. II

**APPLICANT**—Latham C. Squire for Bright Management Corporation, owner.

**SUBJECT**—Application reopened January 26, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing three (3) story building with basement and cellar, the change in occupancy of the first and second story from one family occupancy to offices and use the third floor for a caretaker's apartment, the basement to retain the present restaurant use.

**PREMISES AFFECTED**—311 West 48th Street, north side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to submit dimensioned drawings.

## 352-57-BZ—Vol. II

**APPLICANT**—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

**SUBJECT**—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

**PREMISES AFFECTED**—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

Laid over from June 1, 1960, to June 7, 1960, for continued hearing; then to June 21, 1960, for decision; applicant to submit additional statement; hearing closed.

## 839-59-BZ

**APPLICANT**—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

**PREMISES AFFECTED**—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 10, 1960, to June 7, 1960, for inspection and decision; applicant to file revised drawings; then to June 21, 1960, for decision; applicant to file revised plans.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubricatorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans.

MAX H. FOLEY, *Chairman.*

## JUNE 21, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, June 21, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

### 757-59-A

**APPLICANT**—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

**SUBJECT**—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

**PREMISES AFFECTED**—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2344, Lot 110, Borough of The Bronx.

### 32-48-A—Vol. III

**APPLICANT**—Arthur A. Schiller for Board of Higher Education, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

**PREMISES AFFECTED**—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

### 420-59-A—Vol. II

**APPLICANT**—A. L. Seiden for Bertha Best, owner.

**SUBJECT**—Application reopened March 8, 1960—Appeal from a decision of the Borough Superintendent, re—second means of egress.

**PREMISES AFFECTED**—41-43 Division Street, south side, 132 feet 2½ inches west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.



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## 24-60-A

APPLICANT—Gabriel Nathan for Bernard Stern, owner.  
SUBJECT—Application January 12, 1960—Appeal from a decision of the Borough Superintendent—re frame building, factory use.  
PREMISES AFFECTED—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens.

## 75-60-A

APPLICANT—Sidney M. Shelov for Selig S. Burrows, owner.  
SUBJECT—Application February 5, 1960—Appeal from a decision of the Borough Superintendent, re—Class 3 building, height, stairway and live load.  
PREMISES AFFECTED—4 West 56th Street, south side, 125 feet west of Fifth Avenue, Block 1271, Lot 43, Borough of Manhattan.

## 17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Inc., owner.  
SUBJECT—Application reopened June 7, 1960 and restored to docket—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.  
PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

## 174-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.  
SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent—re frame construction, fire limits, use of wood beams.  
PREMISES AFFECTED—187 Beach 61st Street, West side, 106.0 feet (100.61 ft.) south of Rockaway Beach Boulevard, Block 15904, Lot 25, Rockaway, Borough of Queens.

## 175-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.  
SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent—re frame construction, fire limits, use of wood beams.  
PREMISES AFFECTED—189 Beach 61st Street, west side, 82 feet (76.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 23, Rockaway Beach, Borough of Queens.

## 176-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.  
SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.  
PREMISES AFFECTED—191 Beach 61st Street, west side, 58 feet (52.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 21, Rockaway Beach, Borough of Queens.

## 177-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.  
SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.  
PREMISES AFFECTED—195 Beach 61st Street, west side, 34.0 feet (28.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 20, Rockaway Beach, Borough of Queens.

## 178-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.  
SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.  
PREMISES AFFECTED—197 Beach 61st Street, southwest corner of Rockaway Beach Boulevard, Block 15904, Lot 19, Rockaway Beach, Borough of Queens.

## 815-59-A

APPLICANT—Leonard F. Rothkrug for Corona Bowling Academy Incorporated, owner; Corona Lanes, lessee.  
SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.  
PREMISES AFFECTED—37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue, Block 1484, Lot 44, Corona, Borough of Queens.

## 218-60-A

APPLICANT—Herman E. Horwood for Ralph Ortiz, owner.  
SUBJECT—Application March 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.  
PREMISES AFFECTED—649 Prospect Avenue, west side, 38 feet 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of the Bronx.

## 245-60-A

APPLICANT—Julius S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.  
SUBJECT—Application April 1, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.  
PREMISES AFFECTED—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

## 251-60-A

APPLICANT—Albert B. Bauer for Department of Public Works; City of New York, owner.  
SUBJECT—Application April 5, 1960—Appeal from a decision of the Fire Commissioner, re—Interior fire alarm system.  
PREMISES AFFECTED—Blocks bounded by New York Avenue, Winthrop Street, Albany Avenue and Clarkson Avenue, Block 4829, Lot 1, Borough of Brooklyn (Kings County Hospital Grounds).

MAX H. FOLEY, *Chairman*.

JUNE 28, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matter:

## 776-58-BZ

APPLICANT—Leonard F. Rothkrug for Ruth Forte, owner; Parkview Service Station, lessee.  
SUBJECT—Application December 31, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a residence and local retail use, C area district the reconstruction and extension of a gasoline service station, with accessory minor auto repairs, lubricatorium, car washing, office, sales, 4 car garage, storage of accessories and parking of cars awaiting service.  
PREMISES AFFECTED—155 Prospect Park Southwest, northwest corner of Vanderbilt Avenue, Block 5268, Lot 94, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.



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JULY 6, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday morning, July 6, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:*

## 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

PREMISES AFFECTED—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

Laid over from June 7, 1960, to July 6, 1960, for hearing; applicant to notify affected owners and file certification of notice.

## 699-59-BZ

APPLICANT—Ingram S. Carner, for All Saints Episcopal Church, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an extension to the present church and Sunday School building within the required setback.

PREMISES AFFECTED—214-35 40th Avenue northwest corner of 215th Street Block 6243, Lots 24 and 30, Bayside, Borough of Queens.

## 700-59-A

APPLICANT—Ingram S. Carner, for All Saints Episcopal Church, owner.

SUBJECT—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re frame building, area excessive.

PREMISES AFFECTED—214-35 40th Avenue, northwest corner of 215th Street, Block 6243, Lots 24 and 30, Bayside, Borough of Queens.

## 919-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use "D" area district, the reconstruction of an existing gasoline service station, lubritorium and auto laundry and extend the uses to include minor auto repairs, salesroom, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of the required rear yard and the installation of six (6) new 550 gasoline tanks and four (4) new dispensing pumps, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-17 to 187-25 (187-17 official) Jamaica Avenue, and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens.

## 1047-22-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Mount Eden Realty Corporation, owner; Frankart Furniture, Incorporated, Lessee.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building

and retail furniture store, using more than the area permitted.

PREMISES AFFECTED—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of the Bronx.

## 191-56-BZ—Vol. II

APPLICANT—James J. Lyons, Jr. and John J. Lynch for Max Greenberg, owner.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of ten (10) years, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) passenger vehicles.

PREMISES AFFECTED—1707-1713 Montgomery Avenue, west side, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of the Bronx.

## 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner, of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 145-60-BZ

APPLICANT—George Fuchs for Joseph A. Mitschel, owner.

SUBJECT—Application March 1, 1960—decision of the Borough Superintendent under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles extending from the retail use into the residence use portion of the plot.

PREMISES AFFECTED—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 and 32, Jamaica, Borough of Queens.

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer for Lerad Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings on the adjoining Lot 56.

PREMISES AFFECTED—103 to 113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of the Bronx.

## 62-60-BZ

APPLICANT—Crinnion and Crinnion for Michael Strazza, owner; Tremont Auto Parts, lessee.



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**SUBJECT**—Application January 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx.

## 924-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

**SUBJECT**—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the installation of six (6) additional 550 gallon gasoline tanks and four (4) dispensing pumps.

**PREMISES AFFECTED**—113-11 to 113-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

## 130-60-BZ

**APPLICANT**—Maxfield Blaubeux for Joseph Angelone, owner; A & P Food Stores, lessee.

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the erection of a one story building for use as a supermarket and extending from the retail use portion into the residence use with loading and unloading and parking of cars of patrons and employees in the residence use portion.

**PREMISES AFFECTED**—143-11 to 144-05 (144-01 Official) Liberty Avenue, north side, 99.33 feet east of Remington Street and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

## 298-60-BZ

**APPLICANT**—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

**SUBJECT**—Application April 21, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

**PREMISES AFFECTED**—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## 299-60-A

**APPLICANT**—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

**SUBJECT**—Application April 21, 1960—Appeal from a decision of the Borough Superintendent—re Live Load.

**PREMISES AFFECTED**—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## 150-60-BZ

**APPLICANT**—Lawrence Laguna for M and J Prince Corporation, owner.

**SUBJECT**—Application March 2, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an automatic auto laundry.

**PREMISES AFFECTED**—255-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens.

## 131-60-BZ

**APPLICANT**—Andrew De Camillo for 12th A.D. Regular Republican Club, owner.

**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution to permit in a retail use district, the change of occupancy of a portion of the premises from simonizing, re-upholstering and reglazing of automobiles to a motor vehicle repair shop with hand tools only.

**PREMISES AFFECTED**—8501-8513 7th Avenue, southeast corner of 85th Street, Block 6038, Lot 8, Borough of Brooklyn.

## 184-60-BZ

**APPLICANT**—Abraham Fisher for Eton Holding Corporation, owner.

**SUBJECT**—Application March 10, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, in an existing two story building with legal occupancy of garage for five (5) cars, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographers studios.

**PREMISES AFFECTED**—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11, Borough of Mahattan.

## 236-60-BZ

**APPLICANT**—Joshua Brown for Raffella Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service, lubritorium, minor auto repairs with hand tools only, service room, car wash (non-automatic), accessory, sales and parking area for more than five (5) motor vehicles awaiting service.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## 237-60-A

**APPLICANT**—Joshua Brown for Raffella Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—Filed pursuant to Section 35 of the General City Law article 3—curb cuts in bed of mapped street, proposed widening of Manor Road.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## 74-60-BZ

**APPLICANT**—Louis B. Santangelo for Cliffledge Realty Incorporated, owner.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the plot for parking and storage of more than 5 motor vehicles for a term of 5 years.

**PREMISES AFFECTED**—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx.

## 640-51-BZ

**APPLICANT**—Leonard F. Rothkrug for Nathan Slugh, owner.

**SUBJECT**—Application reopened June 7, 1960 for consideration as to extension of term of variance, expires January 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

**PREMISES AFFECTED**—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.



# CALENDAR

## 155-48-BZ

APPLICANT—Leonard F. Rothkrug for Kulman Realty Corp., owner.

SUBJECT—Application reopened June 7, 1960 for consideration as to extension of term of variance, expired July 13, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th Street, south side, 118 feet 4 inches west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

MAX H. FOLEY, *Chairman*.

JULY 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, July 6, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 998-57-A

APPLICANT—Otto J. and Warren A. Sambach for A. Ludwig and Co., Inc., owner.

SUBJECT—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re installation of Lacquer Machine not of approved type.

PREMISES AFFECTED—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn.

## 773-59-A

APPLICANT—Philip P. Agusta for Abraham Cohen, owner.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re frame structure, live load, and egress.

PREMISES AFFECTED—43 Graham Avenue, west side, 71 feet north of Varet Street, Block 3113, Lot 18, Borough of Brooklyn.

## 202-60-A

APPLICANT—Herzog and Schecter for Harold and Seymour Kaplan, owners.

SUBJECT—Application March 17, 1960—Appeal from a decision and an order of the Fire Commissioner re—elevators in readiness.

PREMISES AFFECTED—594-596 Broadway, east side, 103 feet 11½ inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet, 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan.

## 225-60-A

APPLICANT—Louis Lieberman for James Nicolletti, owner; Anthony Rapisardi, lessee.

SUBJECT—Application March 25, 1960—Appeal from a decision of the Borough Superintendent—re frame building—motor vehicle repair shop.

PREMISES AFFECTED—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn.

## 235-60-A

APPLICANT—A. H. Salkowitz for Jerome F. Kelly, owner.

SUBJECT—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

PREMISES AFFECTED—125-15 Beach Channel Drive, south side, 49.02 feet East of Beach 126th Street, Ward 5, Block 672, Lot 3, Belle Harbor, Borough of Queens.

## 253-60-A

APPLICANT—Andrew Di Camillo for Nathan Yanovich, owner; Inwood Home Domestic Corporation, lessee.

SUBJECT—Application April 7, 1960—Appeal from a decision of the Borough Superintendent—re—Class 3 Construction, Commercial building—height, stairway—fire-proof construction and live load.

PREMISES AFFECTED—223 West 15th Street, north side, 267 feet 4½ inches west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan.

## 254-60-A

APPLICANT—Ultra Products, Incorporated, owner.

SUBJECT—Application April 6, 1960—Appeal from a decision of the Fire Commissioner re—Packaging, storage, transportation of inflammable mixture known as HB watch cleaning solution in one (1) gallon glass containers, in New York City, capacity of glass containers not in accordance with Administration Code specifications.

MAX H. FOLEY, *Chairman*.

JULY 12, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 12, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 887-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a **business use district**, the extension in area and reconstruction of an existing gasoline selling station, office and greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—112-45 to 112-57 (112-47 official) Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block 1707, Lot 19, Corona, Borough of Queens.

## 95-46-BZ—Vol. III

APPLICANT—Charles M. Spindler for S.J.S. Realty Corporation, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and a one story concrete block building to be used for paint storage and parking and storage of the owner's vehicles, also for employees and customers no fee charged.

PREMISES AFFECTED—126-09 to 126-25, (126-15 official) 89th Avenue and 87-71 to 87-79 226th Street, northeast corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.

## 118-60-BZ

APPLICANT—Dominick Salvati and Son for Joseph G. Bamback, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

PREMISES AFFECTED—1815-1819 Gates Avenue, west side, 90.07 feet North of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.



# CALENDAR

## 180-60-BZ

APPLICANT—Burke and Groh for Marcap Realty, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium and minor auto repairs.

PREMISES AFFECTED—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

## 259-33-BZ—Vol. II

APPLICANT—M. W. Del Gaudio for Elena Lupo and Joseph Lupo, owners, doing business as Jotel Company.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

PREMISES AFFECTED—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx.

## 120-60-A

APPLICANT—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo owners, doing business as Jotel Company.

SUBJECT—Application February 9, 1960—Appeal from decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of The Bronx.

## 265-60-BZ

APPLICANT—Elliot Saltzman for Palisades Management Corporation, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

PREMISES AFFECTED—1806-1808 Palisade Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of the Bronx.

## 921-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

PREMISES AFFECTED—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## 201-60-BZ

APPLICANT—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

SUBJECT—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

PREMISES AFFECTED—195-03 to 195-11 Jamaica Avenue, northeast corner, of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

## 725-59-BZ

APPLICANT—Albert Melniker for Fox Hills Realty Corporation, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking of employees and customers' cars on the residence portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—357 Targee Street, and 45 Waverly Place, northeast corner, and 30 Wiederer Place and 50 Osgood Avenue, Block 635, Lot 1, Clifton, Borough of Richmond.

## 117-60-BZ

APPLICANT—Charles M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1727-1733 Fulton Street, north side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## 160-60-BZ

APPLICANT—Guerino Salerni for John Kammerdeiner, owner.

SUBJECT—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

PREMISES AFFECTED—32-15 33rd Street, east side, 125 feet south of Broadway, Block 621, Lot 31, Astoria, Borough of Queens.

## 287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

## 209-60-BZ

APPLICANT—Aaron Halpern for Jaye and Gaby Corporation, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change in use of the cellar from storage and boiler room to boiler room and the extension of the factory from the first floor to the cellar.

PREMISES AFFECTED—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, northwest corner, Block 11059, Lot 21, St. Albans, Borough of Queens.

## 229-60-BZ

APPLICANT—Robert Gottlieb for Max Greenberg, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx.



# CALENDAR

## 923-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—235-15 Braddock Avenue, and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

## 191-60-BZ

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 192-60-A

APPLICANT—Murray L. White for William Cantelmi, owner.

SUBJECT—Application March 15, 1960—Filed pursuant to Section 36 of General City Law re—proposed legalizing of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an Appeal from a decision of the Borough Superintendent re—Class 3 and 4 Construction.

PREMISES AFFECTED—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 266-60-BZ

APPLICANT—Elliot Saltzman for Anita Derevensky, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.

PREMISES AFFECTED—563-565 Utica Avenue, east side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

## 262-60-BZ

APPLICANT—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.

SUBJECT—Application April 8, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

PREMISES AFFECTED—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

## 271-60-BZ

APPLICANT—Leonard F. Rothkrug, Ross and Atkin for Louis C. Thommone, owner; Gun Hill Manor, lessee.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years.

PREMISES AFFECTED—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of the Bronx.

## 230-60-BZ

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.

SUBJECT—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building from theatre, stores, club room and dance studio to bowling alleys with accessory restaurant and bar, extending from retail use into the residence use portion of the plot.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 231-60-A

APPLICANT—Haus and Bresin for United Sports Center Incorporated, owner.

SUBJECT—Application March 28, 1960—Appeal from a decision of the Borough Superintendent—re—Construction and egress.

PREMISES AFFECTED—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 205-60-BZ

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 206-60-A

APPLICANT—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

SUBJECT—Application March 18, 1960—Appeal from a decision of the Borough Superintendent re—change in use, stairs enclosures, stairs and windows, etc.

PREMISES AFFECTED—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 338-60-BZ

APPLICANT—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.

SUBJECT—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district the erection of a multiple dwelling with a North and South wing, the South wing located in a D area, Class  $\frac{3}{4}$  height district exceed the permitted height and exceeds the permitted area coverage, the North wing located in a "B" area district encroaches on the required rear yard.

PREMISES AFFECTED—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61, and 62, Borough of Manhattan.



# CALENDAR

## 275-56-BZ—Vol. II, Part II

APPLICANT—Kenneth W. Milnes for Harold S. Goetz, owner; Shell Oil Company, lessee.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic, and lubricatorium.

PREMISES AFFECTED—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

## 23-60-BZ

APPLICANT—Dominick Salvati and Son for Packer Super Market Incorporated, owner.

SUBJECT—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension, excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house an additional refrigerator; a 6 foot 10 inch wide entrance and show window on 46th Street, both located within 75 feet of a residence district.

PREMISES AFFECTED—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21 (formerly Lot 23), Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

**JULY 12, 1960, 2 P.M.**

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y.* on the following matters:

## 647-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee, Tifran Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—500-534 Worthen Street, east side, 400 feet north of Oakpoint Avenue, Block 2768, Lot 125, Borough of The Bronx.

## 648-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Randco Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—501-527 Worthen Street, west side, 300 feet north of Oakpoint Avenue, Block 2768, Lot 65, Borough of The Bronx.

## 649-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Worthen Realty Corporation, owner.

SUBJECT—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.

PREMISES AFFECTED—1150 Oakpoint Avenue, south side, 75 feet east of Truxton Street, Block 2771, Lot 30, Borough of The Bronx.

## 863-59-A

APPLICANT—Harry Hurwit for Kurt Frontheim, owner. SUBJECT—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.

## 916-59-A

APPLICANT—Charles L. Koester for Arnold R. Belosic, owner.

SUBJECT—Application December 31, 1959—Filed pursuant to Section 36, Article 3, of the General City Law—re building not fronting on legal street.

PREMISES AFFECTED—43-24 Cornell Lane, west side, 247.16 feet north of Northern Boulevard, Block 8129, Lot 155, Little Neck, Borough of Queens.

## 108-60-A

APPLICANT—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

SUBJECT—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

PREMISES AFFECTED—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

## 126-60-A

APPLICANT—William Karas for Department of Public Works, City of New York, Dept. of Public Works.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent—re location of gasoline dispensers.

PREMISES AFFECTED—205-235 East 20th Street, north side, 75 feet east of 3rd Avenue and 228-234 East 21st Street, Block 901, Lots 6, 9, 14, 41, 42, 43 and 44, Borough of Manhattan.

## 138-60-A

APPLICANT—Hurley and Hughes, for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

## 195-60-A

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.

PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

## 213-60-A

APPLICANT—De Rose and Cavalieri for 535-539 East 75th Street Corporation, owner; Alex Karten, president.

SUBJECT—Application March 22, 1960—Appeal from a decision of the Borough Superintendent re—factory, horizontal extension.

PREMISES AFFECTED—535-539 East 75th Street, north side, 64 feet 8½ inches west of Franklin D. Roosevelt Drive, Block 1487, Lot 23, Borough of Manhattan.

## 267-60-A

APPLICANT—Harry Silverman for Eastern Cold Storage Insulation Company, Incorporated, owner.

SUBJECT—Application April 12, 1960—Appeal from a decision of the Borough Superintendent—re Class 3 construction, office use, stairs enclosed.

PREMISES AFFECTED—141 East 40th Street, north side, 170 feet east of Lexington Avenue, Block 1295, Lot 27, Borough of Manhattan.

MAX H. FOLEY, *Chairman.*



# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 7, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon May 24, 1960 were approved as printed in the Bulletin of June 2, 1960, Vol. 45, No. 22.

### 253-23-BZ—Vol. III

APPLICANT—Morton S. Cahn for Vilimen Company, Incorporated, owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use district, the restoration of a garage use, previously granted by the Board, for more than five (5) motor vehicles on the southerly half of the building; that in the event the space now occupied by the Newport Press is vacated upon the termination of their present lease, the applicant may apply for restoration of this space to the garage use.

PREMISES AFFECTED—14-48 East 98th Street, west side, 102 feet 3 $\frac{3}{8}$  inches south of East New York Avenue, Block 4600, Lots 15 and 23, Borough of Brooklyn.

#### APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: Celia Kandel, Pearl Barnet and Mary Tatz.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A.M. for hearing at request of objector.

### 42-37-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry, parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

PREMISES AFFECTED—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

#### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and decision; applicant to file new design for facade of building; hearing closed.

### 101-45-BZ—Vol. II

APPLICANT—Latham C. Squire for Bright Management Corporation, owner.

SUBJECT—Application reopened January 26, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district in an existing three (3) story building with basement and cellar, the change in occupancy of the first and second story from one family occupancy, to offices, and use the third floor for a caretaker's apartment, the basement to retain the present restaurant use.

PREMISES AFFECTED—311 West 48th Street, north side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Latham C. Squire.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and decision; applicant to submit dimensioned drawings; hearing closed.

### 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

PREMISES AFFECTED—27 East 37th Street, north side, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

#### APPEARANCES—

For Applicant: Patrick D. Concagh and Katherine H. Flanigan.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for decision; applicant to submit additional statement; hearing closed.

### 596-59-BZ

APPLICANT—Brennan and Landers for Walter M. Michalski, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the erection of a two story extension to an existing one story building and extend the present use of funeral home, consisting of reposing rooms and office, to an undertaking establishment with embalming room on first floor and dwelling on second floor.

PREMISES AFFECTED—80-08 Grand Avenue and 53-10 to 53-14 82nd Street, southeast corner, Block 2904, Lot 3, Elmhurst, Borough of Queens.

#### APPEARANCES—

For Applicant: William C. Brennan.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and decision; applicant to submit landscape drawing; hearing closed.

### 611-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Flushingside Realty and Construction Company, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory.

PREMISES AFFECTED—31-01 Linden Place and 136-02 31st Road, southeast corner, Block 4409, Lot 24, Flushing, Borough of Queens.

#### APPEARANCES—

For Applicant: George J. Meltzer.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and for continued hearing; applicant to submit statement as to proposed occupancy.

### 722-59-BZ

APPLICANT—Gabriel Nathan for Cemack Realty Corporation, owner.

SUBJECT—Application November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a business and residence use district, the extension of the present use of garage and motor vehicle repair shop to include parking of motor vehicles.

PREMISES AFFECTED—16-03 to 16-07 Far Rockaway Boulevard, east side, 39.95 feet south of Foam Place, 1131-1135 Foam Place, Block 15559, Lots 42 and 51, Far Rockaway, Borough of Queens.

#### APPEARANCES—

For Applicant: Gabriel Nathan and J. William Klaess.

For Opposition: None.



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For Administration: John J. Saunders, Board of Education.  
ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and decision; applicant to revise drawings; hearing closed.

## 819-59-BZ

APPLICANT—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

PREMISES AFFECTED—2566 Boston Road and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39 and 41, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mary Ciofalo, Robert Ciofalo, Yolanda LaMonica, Josephine Vuolo, Louis Rovello, Nathan Sonnenberg, Dora Sucherman and Emil Koch.

ACTION OF BOARD—Laid over to June 14, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 837-59-BZ

APPLICANT—Leonard F. Rothkrug for Iroquois Homes, Incorporated, owner; Esso Standard Oil Company, lessee.

SUBJECT—Application December 10, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station with accessory minor auto repairs with hand tools only, lubricatorium, non-automatic car washing, office, sales, signs and parking of customers cars awaiting service, all for a temporary term of fifteen (15) years.

PREMISES AFFECTED—834 Burke Avenue and 3044 Matthew Avenue, southeast corner, Block 4573, Lots 25 and 28, Borough of The Bronx.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Peter A. Piscitelli, Anthony Provenzano, Anna Costa, Lena Costa and George Costa.

Taken off calendar; date to be set; applicant to obtain new decision from Building Department.

## 839-59-BZ

APPLICANT—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

PREMISES AFFECTED—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing previously closed.

## 861-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station, lubricatorium, auto laundry, parking for more than

five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

PREMISES AFFECTED—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: James E. Vassalotti.

For Opposition: None.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for decision; applicant to file revised drawings; hearing previously closed.

## 876-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7c, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with (curb cuts) business entrance within 75 feet of a business use district.

PREMISES AFFECTED—112-44 to 112-52 (112-44 official) Roosevelt Avenue, and 40-02 to 40-10 114th Street, southwest corner, Block 2013, Lot 37, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: Rose Zecca, Albina Zecca, John Ponzini, Rosaria Mastronardi, John Mastronardi, and Rita Conti.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 904-59-BZ

APPLICANT—Edwin Storch for Kirk Milk Products Incorporated, owner; Beverly Laundry, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of a present one and two story building, from ice cream factory, to a shirt laundry.

PREMISES AFFECTED—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lots 7 and 10, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Edwin Storch.

For Opposition: Mrs. Frank Campione.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 917-59-BZ

APPLICANT—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia and Jasper Ingrassia, owners.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of two buildings to be used for stores, with less than the required setback from a mapped street and rear yard with patron parking, storage and off street loading.

PREMISES AFFECTED—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, southside, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh, J. Herbert Burmeister, A. E. Kayruktis, Joseph Ingrassia, Robert Ingrassia and John Bowers.

For Opposition: Leonard Lazarus, Herbert Abramowitz,



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Constantine D. Plaisay, Leon Seiler, Libby Seiler, Irene Fine, Irving Weintraub, Stella Di Giacconni, Giulia Menuccii and Marie Woolf.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 918-59-A

APPLICANT—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia, and Jasper Ingrassia, owners.

SUBJECT—Application December 30, 1959—filed pursuant to Section 35, of the General City Law—re parking and covered walk in bed of a mapped street—25th Road and proposed widening of Parsons Boulevard.

PREMISES AFFECTED—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, southside, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

APPEARANCES—

For Applicant: Robert T. Groh.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 917-59-BZ; hearing closed.

## 26-60-BZ

APPLICANT—Leonard F. Rothkrug for Seton Equities Corporation, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for pleasure type vehicles only, for a temporary term of ten (10) years.

PREMISES AFFECTED—1223 Gerard Avenue, west side, 108.11 feet north of 167th Street, Block 2489, Lot 70, Borough of The Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Stuart H. Aarons, Al Cohen and Joseph Braver.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for inspection and decision; applicant to revise statement as to removal of fence and to revise drawings to relocate curb cuts; hearing closed.

## 46-60-BZ

APPLICANT—Lama, Proskauer and Prober for Joseph Angeleone, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Sections 7c, 7h, 7A and 21 of the Zoning Resolution, to permit in a business and residence use, D and E area districts, the erection of a one story building for use as a Supermarket occupying more than the permitted area coverage for a D area district with loading and unloading, parking of more than five (5) motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

PREMISES AFFECTED—127-10 to 127-20 (127-20 official) Rockaway Boulevard, and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64 South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

For Administration: John J. Saunders, Board of Education.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

PREMISES AFFECTED—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Murray L. White.

For Opposition: None.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for hearing; applicant to notify affected owners and file certification of notice.

## 124-59-BZ

APPLICANT—Arnold A. Arbeit for Dorfman Realty Corporation, owner.

SUBJECT—Application March 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, car washing, non-automatic, lubritorium, storage, sales of auto accessories, minor auto repairs with hand tools, ground signs and parking of cars awaiting service for a term of twenty (20) years.

PREMISES AFFECTED—2831 Hylan Boulevard, west side, from Pennsylvania Avenue to Tysens Lane, Block 4278, Lot 1, New Dorp, Borough of Richmond.

APPEARANCES—

For Applicant: Arnold A. Arbeit.

For Opposition: None.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert.

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker .....5

Negative: ..... 0

## 832-59-BZ

APPLICANT—Kenneth W. Milnes for John LoCaputo and Joseph Caputo, owners; Shell Oil Company, lessee.

SUBJECT—Application December 9, 1959—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, office, sales, minor auto repairs and parking for a stated term of fifteen (15) years.

PREMISES AFFECTED—1091 Hylan Boulevard, northwest corner of Steuben Street, Block 3229, Lot 63, Grasmere, Borough of Richmond.

APPEARANCES—

For Applicant: Kenneth W. Milnes.

For Opposition: None.

ACTION OF BOARD—Application withdrawn without prejudice at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

## 492-27-BZ—Vol. IV

APPLICANT—Morton S. Cahn for Halward Realty Corporation, owner: Max's Gas Stations, Incorporated, lessee.

SUBJECT—Application reopened March 22, 1960 as Volume



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IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the use of the present gasoline service station on Lot 7 and the parking area on Lot 1, by extending the motor vehicle repairs to include wheel alignment and brake testing into the building on Lot 15 with no body or fender work, and within the business use portion of the plot.

**PREMISES AFFECTED**—1120-1144 East New York Avenue, south side, from East 98th Street to Rockaway Parkway, 2-20 East 98th Street and 5-21 Rockaway Parkway, Block 4600, Lots 1, 7 and 15, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: Celia Kandel, Henry Kandel, Beatrice Wolfus, Edythe R. Cohen, Mary Tatz, Pearl Barnett, Dolores Safier, Gertrude Brenner, Arline Small, Pearl Mechlowicz, Lillian Kusnetzov, Frances Solarz, Leona Price, State Senator William Rosenblatt, Helen Sussman and Marion Kaplan.

For Administration: John J. Saunder, B'd. of Education.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 acting on Alt. Applic. No. 501-60, reads:

"1. Alteration as proposed is an extension of the existing gasoline service station, car washing, lubritorium, office and accessory sales and auto repairs and is referred back to the Board of Standards and Appeals for amendment of resolution under Cal. No. 492-27-BZ as this portion of premises is in a business use district same is contrary to Art. II, Sec. 4a, subd. 29 & 46 of the Zoning Resolution. (For reference see Cal. 492-27-BZ; also see Cal. No. 253-23-BZ.)"

and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 501-60, Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 75-39-BZ—Vol. II

**APPLICANT**—Sidney H. Kitzler for Lou Halperin Stations, Incorporated, owner.

**SUBJECT**—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station to include office and lubritorium.

**PREMISES AFFECTED**—38-02 Broadway and 32-01 to 32-09 38th Street, southeast corner, Block 656, Lots 33 and 34, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Sidney H. Kitzler.

For Opposition: John F. Burke.

**ACTION OF BOARD**—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for applicant to file revised

drawings in connection with entrance to parking lot so as to maintain the present brick wall on 38th Street; premises have been inspected; hearing previously closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 12, 1959 acting on Alt. Applic. No. 1729-59, reads:

"1. The proposed change in use from a gasoline service station to a gasoline service station, office, lubritorium, and parking of more than 5 motor vehicles awaiting service (no fees to be charged) on a plot partly in a retail district and partly in a residence district is contrary to Art. 2 Sec. 6 and Sec. 3 of the Z.R.

2. Proposed curb cut within a residence district is contrary to Art. 2, Sec. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension in use of the present gasoline station, to include office and lubritorium, and the parking of more than five cars awaiting service *on condition* that the work shall be done in accordance with drawings filed with this application dated December 1, 1959, 3 sheets, and May 20, 1960, 2 sheets, revised; *on the further condition* that the present brick wall at the south end of the 38th Street front shall remain undisturbed; that a portion of the southerly wall of the existing one story brick lubritorium building shall be removed for access to and exit from the parking area; that this opening shall be provided with a new overhead steel rolling door; the southerly half of the existing lubricating pit shall be covered over with a new reinforced concrete slab floor and the auto rack over said pit shall be replaced with a new lift, which shall be installed flush with the floor surface so that cars may be driven across; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 1024-41-BZ

**APPLICANT**—Minnie Weinstein, owner.

**SUBJECT**—Application reopened March 8, 1960, for consideration as to extension of term of variance, expired January 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of more than five (5) motor vehicles.

**PREMISES AFFECTED**—121-131 Beach 30th Street, west side, 130 feet south of Lewmay Road, Block 302, Lot 42, Edgemere, Borough of Queens.

## APPEARANCES—

For Applicant: Isaac Weinstein.

For Opposition: None.

**ACTION OF BOARD**—Application denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, on April 14, 1942 as amended through January 28, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation January 28, 1960; and



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WHEREAS, this application was reopened on March 8, 1960 and set for hearing on April 5, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on April 5, 1960 after due notice by publication in the Bulletin; laid over to May 17, 1960 for inspection and decision; hearing closed; then to June 1, 1960 for decision; applicant did not appear; to be notified; then to June 7, 1960 for inspection and decision; and

WHEREAS, the decision of the Borough Superintendent, dated February 16, 1960 acting on Misc. Applic. No. 11085-41, reads:

"1. Continuance of a parking lot in a Residence use district for more than 5 cars is contrary to Board of Standards and Appeals Resolution Cal. #1024-41-BZ"; and

WHEREAS, the premises and surrounding area were re-inspected by a committee of the Board; and the committee found that the conditions of the resolution adopted by the Board on June 2, 1948 had not been complied with; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant an extension of the zoning variance under Section 7, Subdivision h of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Misc. Applic. 11085-41, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 83-44-BZ

APPLICANT—Anna Paul for Willy Paul and Anna Paul, owners.

SUBJECT—Application reopened May 10, 1960 for consideration as to extension of term of variance, expired April 15, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the conversion of occupancy of a building, from one family residence, to a beauty parlor and one family residence (beauty parlor operated by owner of premises).

PREMISES AFFECTED—2176 East 4th Street, west side, 140 feet south of Avenue U, Block 7130, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Anna Paul.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on May 16, 1944 as thereafter amended through April 15, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, for a term of five years, which had expired by time limitation April 15, 1960; and

WHEREAS, this application was reopened on May 10, 1960 and set for hearing on June 7, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 31, 1960 acting on Alt. Applic. No. 3334-43, reads:

"1. Extension of time must be submitted to Board of Standards & Appeals for consideration."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 16, 1944, as

amended through April 15, 1958 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit . . .; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 169-49-BZ—Vol. II

APPLICANT—Joshua Brown for Staten Island Oil Company, Inc., owner.

SUBJECT—Application for consideration—restoration to docket—re Application, decision of the Borough Superintendent; previously withdrawn, under Section 7a of the Zoning Resolution, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, car wash, non-automatic, minor auto repairs with hand tools only and the parking of more than 5 motor vehicles waiting to be serviced.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

### APPEARANCES—

For Applicant: Joshua Brown.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was reopened on March 15, 1960 and restored to the docket for further consideration by the Board; and

WHEREAS, a public hearing was held on this application on June 7, 1960; and

WHEREAS, the decision of the Borough Superintendent, dated February 21, 1958 acting on N.B. Applic. No. 80-58, reads:

"1. Proposed gasoline service station, lubritorium, minor auto repair, auto laundry, office and service room located in a residence use district is contrary to Art. II Par. 3 of the Zoning Resolution. Dept. of Health approved sanitary disposal system to be provided."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, to permit in a residence use district, the reconstruction of a present gasoline service station and to continue the present uses such as office, lubritorium, sale of auto accessories, non-automatic car wash, minor auto repairs with hand tools only and the parking of more than five motor vehicles waiting to be serviced, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 20, 1958, 5 sheets, January 22, 1959, 1 sheet and April 21, 1959, 1 sheet; that tire racks, vending machines and temporary signs shall not be used on the premises; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Co., Inc., owner.

SUBJECT—Application January 9, 1959—filed pursuant to



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Section 35, General City Law re premises in bed of a mapped street—proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal reopened and set for hearing on June 21, 1960, at 2 P.M.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 186-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application reopened May 10, 1960 for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-38 to 66-52 Traffic Street and 64-44 Palmetto Street, southwest corner, Block 3617, Lot 28, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, on November 29, 1949, this application was granted by the Board on certain conditions, under Section 7f of the Zoning Resolution; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 6, 1959; and

WHEREAS, this application was reopened on May 10, 1960 and set for hearing on June 7, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on Alt. Applic. No. 333-49, reads:

"1. A garage for more than 5 motor vehicles within a Bus. Use Dist. is contrary to Art. II Sec. 4, Zone Resolutions."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1949, only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 187-49-BZ

APPLICANT—Victor E. Block for Marie C. Burns, Marie E. Schneider and Theresa Tierney, owners.

SUBJECT—Application reopened May 10, 1960 for consideration as to extension of term of variance, expired November 29, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use

district, the maintenance of existing non-storage garage for more than five motor vehicles.

PREMISES AFFECTED—66-02 to 66-14 Traffic Street and 64-20 Gates Avenue, southwest corner, Block 3616, Lot 15, Ridgewood, Borough of Queens.

APPEARANCES—

For Applicant: Victor E. Block.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, on November 29, 1949, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation December 6, 1959; and

WHEREAS, this application was reopened on May 10, 1960 and set for hearing on June 7, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960 acting on Alt. Applic. No. 332-49, reads:

"1. A garage for more than 5 motor vehicles within a Bus. Use District is contrary to Art. II Sec. 4 Zone Resolutions."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 29, 1949, only as to the term of the variance, so that as amended it shall read:

"granted for a term of ten years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 889-52-BZ

APPLICANT—A. L. Andujar for Texaco Inc., owner.

SUBJECT—Application reopened May 3, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, previously granted on condition, under Sections 7c, 7i and 7h of the Zoning Resolution, permitting in a retail use district, the extension in use and area of existing gasoline service station, grease pits, tire and battery service and auto laundry, to gasoline service station, lubritorium, auto laundry non-automatic, motor vehicle repairs and office and permitting the parking and storage of motor vehicles on unbuilt upon portion of plot.

PREMISES AFFECTED—35-26 to 35-40 Union Street and 137-89 Northern Boulevard, northwest corner, Block 4961, Lots 1 and 26, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: Joseph B. Lynch.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker..... 4  
Negative: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, on July 7, 1954, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance of the parking of motor vehicles, which had expired by time limitation July 7, 1959; and

WHEREAS, this application was reopened on May 3, 1960 and set for hearing on June 1, 1960 at 10 A.M., requiring



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a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for further consideration by the Board and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 acting on Alt. Applic. No. 71-52, reads:

"1. The extension in the term of the variance of the parking and storage of motor vehicles as an accessory use to the existing gasoline service station in a Retail Use District is contrary to Cal. No. 889-52-BZ of the Board of Standards and Appeals."

NOTE: Five year term expired July 7th, 1959.

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 7, 1954, only as to the term of the variance, so that as amended it shall read:

"granted for a term of fifteen (15) years from the date of this *amended* resolution, to permit . . . ; that other than as herein amended the resolution above cited shall be complied with in all respects; that, specifically, tire racks, vending machines and temporary signs shall be removed from the open space and that a new certificate of occupancy shall be obtained."

## 887-53-BZ—Vol. II

APPLICANT—H. M. Cole for Scandinavian Airlines System Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the increase in height of an existing office building located partly in a residence use district, and the re-arrangement of existing off-street parking and curb cuts which lie within the residence use district.

PREMISES AFFECTED—138-02 Queens Boulevard, southwest corner of Van Wyck Expressway, Block 9648, Lot 1, Borough of Queens.

APPEARANCES—

For Applicant: H. M. Cole, F. C. Stoll and A. P. Selkirk.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

Negative: . . . . . 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 8, 1960 acting on Alt. Applic. No. 2862-59, reads:

"1. The proposed extension of an existing business building into a residence use district is contrary to Art. II, Section #3 of the Zoning Resolution and is also contrary to Cal. #887-53-BZ of the Bd. of S. & A.

"2. Parking and curb cuts for business uses in the residential portion of lot is contrary to Art. II, Section #3 of the Zoning Resolution and is also contrary to Cal. #887-53-BZ of the Bd. of S. & A."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the increase in height of an existing office building, located partly in a residence use

district, and the rearrangement of existing off street parking and curb cuts which lie within the residence use district *on condition* that the work shall be done in accordance with drawings filed with this application dated February 24, 1960, 11 sheets, and April 29, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 192-56-BZ—Vol. II

APPLICANT—Paul Friedman for Felnor Realty Corporation and Kathleen Wilson Bebis, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application reopened February 2, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f, 7e, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station without the required rear yard, lubritorium, non-automatic car washing, office, sales of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) motor vehicles and ground sign, with signs and show windows within 75 feet of a residence use district for a stated term of twenty (20) years.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Paul Friedman and Theodore Tannor.

For Opposition: Stanley Steingut.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: . . . . . 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker . . . . . 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1960 acting on N.B. Applic. No. 3271-59, reads:

"1. Proposed building and premises, in a Retail Zone, to be used for gasoline service station, lubritorium, non-automatic car washing, office and sales, auto accessories, minor repairs with hand tools only, parking and storage of more than 5 motor vehicles, and ground sign is contrary to Article II, PP. 4-A as per PP. 4a, subsections 29, 46 & 49 of the Zoning Resolution.

"2. Proposed signs and show windows within 75' of a Residence zone violates Article II, PP. 7-A of the Zoning Resolution.

"3. Provide a rear yard where the lot abuts a residence zone as per Article IV, PP. 14 and PP. 17 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be not granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivisions f, e, i and A of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

Resolved, that the decision of the Borough Superintendent, dated January 4, 1960, acting on N.B. App. 3271/59, Objections Nos. 1, 2 and 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.



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## 47-60-A

APPLICANT—Paul Friedman for Kathleen Wilson Bebis and Felnor Realty Corporation, owners; General Outdoor Advertising Company, lessee.

SUBJECT—Application January 15, 1960—appeal from a decision of the Borough Superintendent re—review of decision re—zoning matter.

PREMISES AFFECTED—3910 Church Avenue and 249-251 East 39th Street, southeast corner, Block 4893, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Paul Friedman and Theodore Tannor.

ACTION OF BOARD—Appeal denied.

### THE VOTE TO GRANT—

Affirmative: Commissioner Fox ..... 1

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1960 on Amend. N.B. Applic. 3271-59, reads:

"3. Provide a rear yard where the lot abuts a residence zone and per Article IV, P.14 and P.17 of the Zoning Resolution."

and

WHEREAS, the applicant states that the building is 58 feet by 28 and 29 feet in area, 1 story, 15 feet 9 inches high, of class 3 construction, located in retail use, D area, class 1 height district, built (no record); now vacant, except for a bill board sign and a frame storage shed; and

WHEREAS, the applicant states that the proposed use and occupancy will be a gasoline service station; that the entire lot is within and abuts, on all sides, a retail use district; that the decision requiring a rear yard is applicable only when the premises abuts a residence use district, the subject premises being one foot from the residence use district; and

WHEREAS, the applicant contends that the decision of the Borough Superintendent is erroneous and should be reversed; that the decision of the Borough Superintendent is predicated on the basis that the subject premises abuts a residence use district, but the subject premises abuts a retail use district; that, therefore, the decision of the Borough Superintendent is erroneous and Article IV, para. 14 and 17 are not violated by the proposal; that in the event the Board affirms the decision of the Borough Superintendent as to Item #3, it is proposed to include, as part of the application for a variation of the requirements of the Zoning Resolution, Item #3, as the basis of an application for a variation of the area district requirements of the Zoning Resolution; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, in conjunction with Cal. No. 192-56-BZ, Vol. II, and the committee recommended that the appeal not be granted.

*Resolved*, that the decision of the Borough Superintendent, dated January 4, 1960, acting on Amend. N.B. App. 3271/59 Objection No. 3, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 292-57-BZ

APPLICANT—Herman Kron for 61-44 Fresh Meadow Road, Inc., owner.

SUBJECT—Application reopened May 10, 1960 for consideration as to extension of time to complete, expired February 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7e, 7A, 7h and 7i of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction and maintenance of a gasoline service station, lubritorium, motor vehicle repair shop and sale of used cars, parking and storage of more than 5 cars, with curb cuts within 75 feet of a residence use district and a ground sign on the retail use portion.

PREMISES AFFECTED—130-36 Merrick Boulevard,

northwest corner of 130th Road, Block 12541, Lot 50, St. Albans, Borough of Queens.

### APPEARANCES—

For Applicant: George G. Kron.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 4, 1959, as thereafter amended through February 17, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation February 17, 1960; and

WHEREAS, this application was reopened on May 10, 1960 and set for hearing on June 7, 1960 at 10 A.M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on N. B. Applic. No. 311-57, reads:

1. Proposed extension of variance is contrary to 22-A of the Z.R. and to the resolution of the Board under Cal. #292-57-BZ.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958, as *amended* through February 17, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 310-59-BZ

APPLICANT—Frank J. Crisona for Saltheresa Homes, Incorporated, owner.

SUBJECT—Application May 5, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, G-1 area district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, safety inspection station, parking and storage of motor vehicles, ground sign and without the required rear yard.

PREMISES AFFECTED—14-02 to 14-10 (14-06 official) Parsons Boulevard and 144-44 to 144-48 14th Avenue, southwest corner, Block 4114, Lot 9, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: R. J. Hardy.

For Opposition: Samuel Malisimah.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 22, 1960 after due notice by publication in the Bulletin; laid over, new hearing date to be set; applicant to send new notices to affected property owners; then set for hearing on June 7, 1960 and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated April 14, 1959 acting on N.B. Applic. No. 1077-59, reads:

"1. The proposed erection of a gasoline service station, lubrication, auto washing (non-automatic), office, sales of accessories, minor auto repairs with hand tools only, safety inspection station, parking and storage of motor vehicles and the erection of a ground sign on a lot in a residence use district is contrary to Art. 2, Sec. 3 of the Z.R.

"2. Provide a rear yard as required in a G-1 district as per Art. 4, Sec. 16-C(f) of the Z.R."

and WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended that the application be not granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the ground of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, dated April 14, 1959, acting on N.B. App. 1077-59, Objection Nos. 1 and 2, be and is hereby is *affirmed* and that the application be and it hereby is *denied*.

## 633-59-BZ

APPLICANT—Haus and Bresin for Allres Realty Corporation and Fred Fluhr, owners; Harper Oil Company, lessee.

SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one-story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs.

PREMISES AFFECTED—212-01 Hillside Avenue, and 87-11 to 87-19 212th Street, northeast corner, Block 10681, Lot 51, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: Joseph C. Haus.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; hearing closed; then to June 7, 1960 for decision; applicant to submit revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated September 4, 1959 acting on Alt. Applic. No. 1601-59, reads:

"1. Proposed construction of an extension on an existing gasoline station and use of premises as a gasoline service station, auto washing, lubrication, office, sale of auto accessories, minor repairs with hand tools only and parking and storage for more than five motor vehicles in a Local Retail and extending into a Residence use district is contrary to Art. II, Sections 3 and 4-C of the Zoning Resolution.

"2. Installation of ground signs in a Local Retail and extending into a Residence use district is contrary to Art. II, Secs. 3 and 4-C of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a local retail and residence use district, the erection of a one story extension to the office of the present gasoline service station and extend the present uses to include lubritorium, car washing and minor repairs, *on condition* that the work shall be done in accordance with drawings filed with this application dated October 2, 1959, 3 sheets and June 3, 1960, 2 sheets revised; that all outside vending machines shall be removed; that there shall be no signs except those shown on the drawings; that a sidewalk shall be installed and a curb except at the curb cuts shown; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 814-59-BZ

APPLICANT—Irving G. Kay for 379 Fifth Ave. Corporation, owner; Flannery Parking System, lessee.

SUBJECT—Application November 23, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot.

PREMISES AFFECTED—388-402 Hudson Street and 22-28 Clarkson Street, southeast corner and 264-270 West Houston Street, Block 581, Lot 45, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 5, 1959 acting on Alt. Applic. No. 1626-59, reads:

"1. Parking lot use in Residence District is contrary to Sec. 3(9) Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c, to permit in a business and residence use district, the extension of the present parking lot into the unused residential portion of the plot, *on condition* that the work shall be done in accordance with drawings filed with this application dated November 23, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.



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822-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station and continue the present uses, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over for inspection and decision; date to be set; hearing closed; hearing date set for June 7, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1959 acting on N.B. Applic. No. 1489-59, reads:

"1. The demolition, reconstruction, extension of use and area of an existing "Gasoline Service Station, office, lubritory, car washing, repairs and parking for more than (5) cars" to gasoline service station, lubritorium, minor auto repair, car washing, sales room, utility room, parking and storage of motor vehicles, in a lot located within a retail use district is contrary to Article II, Section 4-A and Section 4(a) subsection (29) and (46) of the Zoning Resolution.

2. Proposed business sign (supported on light standard) projecting more than 18" beyond the building line, is contrary to Article II, Section 4-A and 4(a)."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station and to continue the present uses, lubritorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles *on condition* that the work shall be done in accordance with drawings filed with this application dated December 8, 1959, 5 sheets, with the exception that the accessory building shall be moved five feet from the rear lot line; that there be no commitment on future pumps; that pumps to be installed shall be placed fifteen feet back from the existing building line; that the men's toilet in the accessory building shall have a door from the utility room and not from the outside; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

823-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—filed pursuant to Section 35 of the General City Law, re—portion of premises located partly in the bed of mapped street—proposed widening of Victory Boulevard.

PREMISES AFFECTED—1774-1784 (1774 official) Victory Boulevard, and 590-598 Manor Road, southwest corner, Block 709, Lot 28, Castleton Corners, Borough of Richmond.

APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1959 on N.B. Applic. 1489-59, reads:

"3. Portion of the premises partly located in the bed of a mapped street is contrary to the general City Law, Article 3, Section 35."

and

WHEREAS, the applicant states that it is proposed to demolish, reconstruct and to extend the area of the present gasoline service station and extend the uses to include gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles; that it is also proposed to add 6 additional approved type buried gasoline tanks for a total of 12 tanks and 6 gasoline dispensing pumps; that it is further proposed to erect a new one story accessory building of Class III construction having a frontage of 60 feet 4 inches and a depth of 29 feet 4 inches which will contain the conjunctive uses to a gasoline service station, etc.; and

WHEREAS, the applicant further contends that Victory Boulevard is proposed to be widened approximately 10 feet, Manor Road is proposed to be widened approximately 12 feet; that the City does not have title to this land in the bed of the mapped street and there are no proceedings pending to acquire; that it is proposed to drive over this strip of land in the bed of the mapped street and erect 4 gasoline dispensing pumps in a bed of the mapped street; that the owner will not seek condemnation for anything that might be erected in the bed of the mapped street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. App. 1489-59, Objection No. 3, dated November 9, 1959, be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that the requirements of the resolution adopted by the Board this day under Cal. No. 822-59-BZ shall be complied with and that a certificate of occupancy shall be obtained.

862-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, office and salesroom and extend such uses to include minor auto repairs, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—96-23 to 96-31 (96-27 official) Queens Boulevard and 95-04 to 95-12 63rd Road, northeast corner, Block 2088, Lot 22, Rego Park, Borough of Queens.



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## APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 4, 1959 acting on N.B. Applic. No. 3929-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing gasoline station, car washing, lubricatory, office and sales room to—gasoline service station, lubricatorium, minor auto repairs, car washing, sales room, utility room and parking and storage of motor vehicles in a lot located within a Retail Use district is contrary to Art. II sect. 4-A of the Zoning Resolution.

"2. Proposed ground sign in a retail use district is contrary to Art. II sect. 4-A of the Zoning Resolution.

"Note: These premises were subject to Board of Standards and Appeals variance under Cal. #271-39-BZ."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, lubricatorium, car washing, office and sales room, and extend such uses to include minor auto repairs, ground sign and storage of motor vehicles *on condition* that the work shall be done in accordance with drawings filed with this application dated December 16, 1959, 5 sheets; that new drawings of the exterior of the building shall be filed with the Board and approved by them before filing with the Department of Buildings; *on the further condition* that there shall be no tire rack or vending machines outside the accessory building; that the entrance to the men's toilet shall be from inside the accessory building; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 890-59-BZ

APPLICANT—Nathaniel C. Saxe for Max Hass, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one family dwelling and accessory parking with less than the required setbacks.

PREMISES AFFECTED—78-14 Langdale Street and 78-15 271st Street, northeast corner, Block 8688, Lot 38, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Nathaniel C. Saxe.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated December 14, 1959 acting on N. B. Applic. No. 4581-59, reads:

"1. Proposed setback from street line in a G-1 area district is contrary to Zoning Resolution—Article IV, 16-C(b)."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the construction of a one-family dwelling and accessory parking, with less than the required setbacks, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 28, 1959, 7 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 2-60-BZ

APPLICANT—Henry Nordheim for Milson Service, Incorporated, owner.

SUBJECT—Application January 4, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, B area district, the construction of a one story Class 3 building extending into the residence use district without the required rear yard to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use.

PREMISES AFFECTED—857 Southern Boulevard, west side, 160 feet south of Tiffany Street, Block 2722, Lots 18 and 20, Borough of The Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker..... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 29, 1959, as amended by decision dated April 14, 1960, acting on N. B. Applic. No. 1860-59, reads:

"1. Proposed use of building for storage partly in a residence use district with two gasoline pumps and gasoline tanks is contrary to Art. II, Sec. 3 of the Zoning Resolution.

2. Proper rear yard must be provided as per Art. IV Sec 12 of the Zoning Resolution.

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee



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recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeal does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a residence and business use, B area district, the construction of a one story, class 3 building extending into the residence use district without the required rear yard, to be used as a warehouse, the removal of two of the present gasoline pumps and the use of two remaining pumps and tanks for the owner's own use *on condition* that the work conform to drawings filed with this application dated January 4, 1960, 3 sheets; *on the further condition* that the brand sign on the wall at the north side of the lot be removed; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resloution.

## 19-60-BZ

APPLICANT—Henry Nordheim for Emilia De Ponte, owner.

SUBJECT—Application December 28, 1959—decision of the Borough Superintendent, under Sections 7f and 7e of the Zoning Resolution, to permit in a residence use district, the use of two existing garages on the rear of the property for the parking and storage of eight cars and the parking and storage of four cars on the unbuilt upon portion of the plot in addition to the present accessory parking.

PREMISES AFFECTED—252 East 203rd Street, south side, 72.84 feet east of Valentine Avenue, Block 3308, Lot 51, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 22, 1959 acting on Alt. Applic. No. 1149-59, reads:

"1. The parking & storage of more than 3 passenger motor vehicles in a residence use district in conjunction with a two family dwelling is contrary to Art. II Sec. 3 sub. 9(a) of the Zon. Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee on the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions f and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7f

and e of the Zoning Resolution, for a term of five (5) years, to permit in a residence use district, the use of two existing garages on the rear of the property for the parking and storage of eight cars and parking and storage of four cars on the unbuilt upon portion of the plot, in addition to the present accessory parking, *on condition* that the work conform to that shown on drawings filed with this application dated December 28, 1959, 3 sheets; *on the further condition* that there is to be no garage use under the extension of the building; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 77-60-BZ

APPLICANT—Leonard F. Rothkrug for Queensboro Hill Jewish Center, Incorporated.

SUBJECT—Application February 2, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and set-backs.

PREMISES AFFECTED—156-03 Horace Harding Expressway, north side, from 156th Street to 157th Street, Block 6734, Lot 1, Queensboro Hill, Flushing, Borough of Queens.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Robert J. Gill and A. Emde.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; applicant to file corrected drawings and statement as to permanent height of building; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 27, 1960, acting on Alt. Applic. No. 2828-59, reads:

"1. Proposed extensions violate the permitted coverage in a D-1 district and is contrary to Art. 4, Sec. 14-A of the Z.R.

"2. Provide rear yard and legal setbacks for a D-1 district as per Art. 4 Sec. 14-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a residence use, D-1 area district, the extension of a synagogue building occupying more than the permitted area and without the required rear yard and setbacks *on condition* that the work be done in accordance with drawings filed with this application dated February 2, 1960, 2 sheets, and June 2, 1960, 2 sheets revised; *on the further condition* that at the northeast and northwest corners of the building there shall be planting; that there be three trees planted on 156th Street and three trees on 157th Street between the sidewalk and curb in addition to the trees shown on Horace Harding Expressway; that landscape drawing,



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including trees, shrubs and grass, be filed with the Board for approval before filing with the Building Department; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 83-60-BZ

APPLICANT—Noah N. Sherman for Trebuh's Realty Company, Incorporated, owner.

SUBJECT—Application February 9, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, in an existing 12 story and penthouse building, the change in occupancy from an apartment hotel, non-housekeeping, to stores, professional offices and Class A multiple dwelling for a term of five years.

PREMISES AFFECTED—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman, Bernard B. Jacobs, Gerald Schoenfeld and Marie Swicki.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application June 7, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1960, acting on Alt. Applic. 242-59, reads:

"A1—Business and professional office use shown from the 1st to the 12 story on plans filed is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7e, to permit in a residence use district in an existing 12-story and penthouse building, the change in occupancy from non-housekeeping apartment hotel to stores, professional offices and Class A multiple dwelling for a term of five years, on condition that the work shall conform with drawings filed herewith dated February 9, 1960, 16 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits required shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 84-60-A

APPLICANT—Noah N. Sherman for Trebuh's Realty Company, Incorporated, owner.

SUBJECT—Application February 9, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 67, Subdivisions 6b, 1a, and 5 of the Multiple Dwelling Law—re egress, bulkhead and egress stairs, and an appeal from a decision of the Borough Superintendent re—construction.

PREMISES AFFECTED—940 7th Avenue and 200-202 Central Park South, southwest corner, Block 1030, Lot 36, Borough of Manhattan.

### APPEARANCES—

For Applicant: Noah N. Sherman and Bernard B. Jacobs.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 5, 1960 on Alt. Applic. 242-59, reads:

"A2—Indicate on plans filed that the above building will conform to Sec. 67 of the M.D. Law in all respects.

The records of this Dept. shows the said bldg. was erected as a apartment hotel under N.B. Application 157-1914.

A—3—A legal 2nd means of egress must be shown on plans as per Sec. 67 subd. 6b.

The existing outside fire escapes present in the courts at East and West not acceptable as one terminates in the cellar and is not connected to a fire-passage which leads to the street, the other fire escape terminates on the 1st story stairhall and is not connected to a fire passage which should lead to the yard or street.

A4—Show a bulkhead on the main roof connection directly with the highest point of the public stairhall. Sec. 67 subd. 11a.

A5—The 1st means of egress stairs, not enclosed as per Sec. 67 subd. 5a.

The present stair enclosure contains two elevator shafts therefore is not acceptable also stairs on the 1st story is open and not enclosed to act as a smoke cut-off. Sec. 67 subd. 3.

and

Repeat C-2—Bldg. must comply with C-26-304.1 A.C."

and

WHEREAS, the applicant states that the building is 100 feet by 25.5 feet in area, 12 stories and penthouse, 148 feet high, of class 1 construction, located in residence use, B area, class 2 height district, built in 1915, now used and occupied, prior to 1922: cellar—storage, elevator machine room, maintenance shop and boiler room, 3 persons; 1st floor—stores and lobby, 25 persons; 2nd to 8th floors—professional offices, 15 persons each floor; 9th and 10th floors—professional offices and 1 apartment, 15 persons; 11th floor—professional offices, 15 persons; 12th floor—professional offices and 1 apartment, 15 persons; penthouse—2 apartments; and

WHEREAS, the applicant states that the building was originally erected as an "Apartment Hotel" non-housekeeping, however, it has been continuously used as stores, professional offices and apartments, 4 apartments and 1 superintendent's apartment, prior to 1922; that the proposed use and occupancy is the subject of an application 83-60-BZ; that Objections A-2 to A-5 inclusive refer to exits non-complying with requirements of Section 67 of the Multiple Dwelling Law and objection C-2 for non-compliance with Section C26-304.1 A.C.; that to comply with one law would be contrary to the requirements of the other law; that this building has two means of egress; that the primary means of egress is a 3 foot 6 inch wide steel stairway with marble treads, running directly from the street through main entrance lobby up through the penthouse, through a hall corridor onto roof and then to penthouse roof by means of ladders; that this stairway is enclosed with terra-cotta block partitions, plastered on both sides, from street floor to penthouse floor, and all doors opening into stair enclosure are fireproof self-closing; that the secondary means of egress is an iron fire escape, one in each court of this building, each fire escape taking care of the east and west portions of the building, which leads from the main roof to the 1st floor by means of stairs and exits to the 1st floor lobby through fireproof self-closing doors; that entrance to each balcony of the fire escape at each floor is through fireproof self-closing door and all windows on line of fire escape are fireproof windows; that this building has 2 elevators enclosed in 8 inch brick and 6 inch terra-cotta plastered on one side, and all doors are fireproof doors, and the elevators



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open to the main floor lobby, which leads directly to the street; that there is an existing standpipe system in the stairway; that this building, the land on which this building stands, plus the adjoining properties have now been leased for long term lease, with the stipulation that all of the buildings involved in this long term lease, be demolished and a new multi-story apartment building be erected within 5 years from May 1, 1960; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated February 5, 1960, acting on Alt. Applic. 242-59, Objection Nos. A2, A3, A4 and A5, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted, on condition* that all the requirements of the resolution adopted this day under Cal. No. 83-60-BZ shall be complied with; that this variation is for a term of five years; and that a temporary certificate of occupancy shall be obtained.

## 91-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 92-60-BZ and 93-60-BZ.

PREMISES AFFECTED—759-769 Broadway, west side, block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, Unit #1.

### APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960, after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960, acting on Alt. Applic. 47-60, reads:

A2—Daily transient parking in a garage in cellar, which is appurtenant to the above class A Multiple Dwelling which is located in a Residence and Local Retail Use District by non-occupants is contrary to Article II Section 3(9)(b) and 4-C of the Zoning Resolution, which prohibits the rental of such garage space for any period of less than one month by non-occupants."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the use of part of an existing legal multiple dwelling accessory garage, for

transient parking, for a term of 21 years, *on condition* that the building conform to drawings filed with this application dated February 5, 1960, 6 sheets; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed a total of 149 in number in this building and the two adjoining buildings in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days' notice to the owner in accordance with Section 3 (9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be a sign on the outside, only over the entrance door at Unit No. 3 and that this sign shall not exceed 10 square feet, and shall be non-illuminated; that there shall be no advertising on the exterior of the building in regard to washing or other motor vehicle service; that the sign required by the License Department shall be located inside the entrance; that this garage space is to be used in conjunction with adjoining multiple dwelling units for which resolutions are being adopted by the Board this day under Cal. Nos. 92-60-BZ and 93-60-BZ; that all other laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 161-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee, Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—759-769 Broadway, west side, block front, from East 8th Street to East 9th Street, Block 560, Lot 29, Borough of Manhattan, Unit #1.

### APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960 on Alt. Applic. 47-60, reads:

"A3—Since no local law or ordinance has been enacted authorizing transient parking for less than one month of motor vehicles in multiple dwellings by non-occupant, daily transient parking of motor vehicles in garage in cellar by persons other than the occupants of the Multiple Dwelling in which such garage is located is prohibited by Section 60, Sub-division 1, paragraphs b & D of the Multiple Dwelling Law."

and

WHEREAS, the applicant states that the building is 210 feet 6 inches by 187 feet 10 inches in area, 6 stories, 60 feet high, of class 3 construction, located in local retail and residence use, C area, class 1½ and class 2 height districts, built in 1950, now used and occupied since 1954: cellar—storage, boiler room, laundry room, porter's room and garage for 100 motor vehicles, 12 persons; 1st floor—stores, lobby, building office and doctor's office, 150 persons; 2nd floor—apartments, office, rest rooms and doctor's office, 8 persons; 3rd to 6th floors—apartments; substantially in accordance with Certificate of Occupancy #42285 issued March 4, 1954 against N.B. Applic. 223-50; that the proposed use and occupancy will be: cellar—storage, boiler room, laundry room, porter's room and garage for 100 motor vehicles including transient parking; 1st to 6th floors—no change; and



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WHEREAS, the applicant states that the site is developed with 3 units consisting of multi-story multiple dwellings with a common accessory garage in the cellar of each unit and all under one ownership, control and operation; that the three units contain a total of 508 dwelling units, together with doctor's offices and stores; that cellars contain an accessory garage, having a total area of 54,500 square feet with vehicular entrances and exits to East 9th Street and having a total legal capacity of 289 motor vehicles; that the required legal capacity of the garage under Section 19-B of the Zoning Resolution is 153 car spaces; that each unit has a separate certificate of occupancy; that the garage space in each unit has inter-connecting vehicular openings and is operated under one License No 469023; that subject garage is operated under a lease since its existence; that their records show that the average daily census for the lawful accessory parking has been far below the 289 car capacity of this garage; that it is desired to use the surplus car spaces for transient parking by others; that such transient parking space may be recaptured by any tenant by due notice pursuant to the Multiple Dwelling Law and Zoning Resolution; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 47-60, Objection No. A 3, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, *on condition* that all the requirements included in the resolution adopted by the Board this day under Cal. No. 91-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 92-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking, for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 93-60-BZ.

PREMISES AFFECTED—21-33 University Place, east side, block front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan. Unit No. 2.

## APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960, after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960, acting on Alt. Applic. 48-60, reads:

"A1—Daily transient parking in a garage in cellar which is appurtenant to the above Class A Multiple Dwelling which is located in a Residence and Local Retail Use District by non-occupants; is contrary to Article II Section 3(9)(b) and 4-C of the *Zoning Resolution* which prohibits the rental of such garage space for any period of less than one month by non-occupants."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of 21 years, *on condition* that the building conform to drawings filed with this application dated February 5, 1960, 6 sheets; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed a total of 149 in number in this building and the two adjoining buildings in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days' notice to the owner in accordance with Section 3 (9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be a sign on the outside, only over the entrance door at Unit No. 3 and that this sign shall not exceed 10 square feet, and shall be non-illuminated; that there shall be no advertising on the exterior of the building in regard to washing or other motor vehicle service; that the sign required by the License Department shall be located inside the entrance; that this garage space is to be used in conjunction with adjoining multiple dwelling units for which resolutions are being adopted by the Board this day under Cal. Nos. 91-60-BZ and 93-60-BZ; that all other laws, rules and regulations applicable shall be complied with; and that a new certificate of occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 162-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—21-33 University Place, east side, block front, from East 8th Street to East 9th Street, Block 560, Lot 3, Borough of Manhattan, Unit No. 2.

## APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1960 on Alt. Applic. 48-60, reads:

"A2—Since no local law or ordinance has been enacted authorizing transient parking for less than one month of motor vehicles in multiple dwellings by non-occupants, daily transient parking of motor vehicles in garage in cellar, by persons other than the occupants of the multiple dwelling in which such garage is located is prohibited by Section 60 subdivision 1, paragraph b & D of the Multiple dwelling law."

and

WHEREAS, the applicant states that the building is 227 feet 7 inches in area, 6 stories and cellar, 60 feet high, of class 3 construction, located in local retail and residence use, C area, class 2 height district, built in 1950, now used and occupied since 1956: cellar—superintendent's workshop, storage, boiler room, porter's room, tenant's laundry, meter room



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and garage for 95 motor vehicles; 1st floor—stores, mail room, office of building, dentist office, apartments and lobby, 520 persons; 2nd to 6th floors—apartments; substantially in accordance with Certificate of Occupancy No. 45662 issued May 18, 1956 against N. B. Applic. 223-50; that the proposed use is: cellar—superintendent's workshop, storage, boiler room, porter's room, tenant's laundry, meter room and garage for 95 motor vehicles including transient parking; 1st to 6th floors—no change; and

WHEREAS, the applicant states that the site is developed with 3 units consisting of multi-story multiple dwellings with a common accessory garage in the cellar of each unit and all under one ownership, control and operation; that the 3 units contain a total of 508 dwelling units, that the cellars contain an accessory garage, having a total area of 54,500 square feet with vehicular entrances and exits to East 9th Street and having a total legal capacity of 289 motor vehicles; that the required legal capacity of the garage under Section 19-B of the Zoning Resolution is 153 car spaces; that each unit has a separate certificate of occupancy; that the garage space in each unit has inter-connecting vehicular openings and is operated under one License No. 469023; that the subject garage is operated under a lease since its existence; that their records show that the average daily census for the lawful accessory parking has been far below the 289 cars capacity of this garage; that it is therefore desired to use the surplus car spaces for transient parking by others; that such transient parking space may be recaptured by any tenant by due notice pursuant to the Multiple Dwelling Law and Zoning Resolution; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 48-60, Objection No. A 2, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, on condition that all the requirements included in the resolution adopted by the Board this day under Cal. No. 92-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 93-60-BZ

APPLICANT—Max Siegel Associates for Sheridan Associates Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application February 5, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail and residence use district, in an existing multiple dwelling accessory garage, the use of the surplus car spaces for transient parking for a term of 21 years, this garage is used conjunctively with three (3) multiple dwelling units that have separate calendar numbers, 91-60-BZ and 92-60-BZ.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet 7¾ inches east of University Place and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, Unit #3.

## APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 24, 1960, after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960 on Alt. Applic. 49-60, reads:

"A1—Daily transient parking in a garage in cellar which is appurtenant to the above class A Multiple

Dwelling which is located in a Residence and Local Retail Use District by non-occupants, is contrary to Article II Section 3(9)(b) and 4-C of the Zoning Resolution, which prohibits the rental of such garage spaces for any period of less than one month by non-occupants."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the use of part of an existing legal multiple dwelling accessory garage for transient parking for a term of 21 years, on condition that the building conforms to drawings filed with this application dated February 5, 1960, 6 sheets; that the vehicles parked in transient parking space shall be pleasure-type cars only and shall not exceed a total of 149 in number in this building and the two adjoining buildings in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis, and also on condition that the tenants of this apartment house may recapture any of the space devoted to transient parking on 30 days' notice to the owner in accordance with Section 3 (9) (b) of the Zoning Resolution and Section 60 (b) of the Multiple Dwelling Law; that there shall be a sign on the outside, only over the entrance door at Unit No. 3 and that this sign shall not exceed 10 square feet, and shall be non-illuminated; that there shall be no advertising on the exterior of the building in regard to washing or other motor vehicle service; that the sign required by the License Department shall be located inside the entrance; that this garage space is to be used in conjunction with adjoining multiple dwelling units for which resolutions are being adopted by the Board this day under Cal. Nos. 91-60-BZ and 92-60-BZ; that all other laws, rules and regulations applicable shall be complied with; and that a new Certificate of Occupancy shall be obtained within the requirements of Section 22A of the Zoning Resolution.

## 163-60-A

APPLICANT—Max Siegel Associates for Sheridan Associates, Incorporated, long term lessee; Sylvan Parking Corporation, sub-lessee.

SUBJECT—Application March 4, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60 paragraph 1(d) of the Multiple Dwelling Law re—transient parking by non-occupants of Multiple Dwelling.

PREMISES AFFECTED—40 East 9th Street, south side, 227 feet 7¾ inches east of University Place and 31-75 East 8th Street, Block 560, Lot 9, Borough of Manhattan, Unit #3.

## APPEARANCES—

For Applicant: Max Siegel and Theodore Sylvan.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 22, 1960 on Alt. Applic. 49-60, reads:

"A2—Since no local law or ordinance has been enacted authorizing transient parking for less than one month of motor vehicles in Multiple Dwellings by non-occupants, daily transient parking of motor vehicles in garage in cellar, by persons other than the occupants



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of the Multiple Dwelling in which such garage is located is prohibited by Section 60 subdivision 1, paragraphs b & d of the Multiple Dwelling Law."

and  
WHEREAS, the applicant states that the building is 200 feet by 118 feet in area, 12 stories and penthouse, 108 feet 8 inches high, of class 1 construction, located in local retail and residence use, C area, class 2 height district, built in 1950, now used and occupied since 1959; cellar—meter, storage, boiler, incinerator, carriage and package rooms, tenant's laundry, superintendent's workshop, porter's room and garage for 94 motor vehicles; 1st floor—stores, lobby, market, mail room and apartments, 360 persons; 2nd to penthouse—apartments; substantially in accordance with Certificate of Occupancy #50533 issued May 1, 1959 against N.B. Application 223-50; that the proposed use is: cellar—meter, storage, boiler room, incinerator, carriage and package rooms, tenant's laundry, superintendent's workshop, porter's room and garage for 94 motor vehicles including transient parking; 1st to penthouse—no changes; and

WHEREAS, the applicant states that the site is developed with 3 units consisting of multi-story multiple dwellings with a common accessory garage in the cellar of each unit and all under one ownership, control and operation; that the 3 units contain a total of 508 dwelling units, that the cellars contain an accessory garage, having a total area of 54,500 sq. feet with vehicular entrances and exits to East 9th Street and having a total legal capacity of 289 motor vehicles; that the required legal capacity of the garage, under Section 19-B of the Zoning Resolution, is 153 car spaces; that each unit has a separate certificate of occupancy; that the garage space in each unit has inter-connecting vehicular openings and is operated under one License No. 469023; that subject garage is operated under a lease since its existence; that their records show that the average daily census for the lawful accessory parking has been far below the 289 car capacity of this garage; that it is therefore desired to use the surplus car space for transient parking by others; that such transient parking space may be recaptured by any tenant by due notice pursuant to the Multiple Dwelling Law and Zoning Resolution; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. Applic. 49-60, Objection No. A 2, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, on condition that all the requirements included in the resolution adopted by the Board this day under Cal. No. 93-60-BZ shall be complied with; and that a certificate of occupancy shall be obtained.

## 112-60-BZ

APPLICANT—T. G. Adamson, United States Gypsum Company, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a retail and unrestricted use, A and D area districts, the erection of a one story building for use as a gypsum board warehouse, the proposed building exceeds the permitted area coverage.

PREMISES AFFECTED—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: B. M. Hostrup, Edward F. Healey, T. G. Adamson, J. A. Besal and R. E. Hanson.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1960, acting on N.B. Applic. 35-60, reads:

"2—The proposed construction partly in "Unrestricted" use, Area "A" and partly in a "Retail" use, Area "D" is contrary to Art. IV Sect. 14 para(c) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a retail and unrestricted use, A and D area districts, the erection of a one-story building for use as a gypsum board warehouse, exceeding the permitted area coverage, on condition that the work shall be done in accordance with drawings filed herewith dated February 19th, 1960, 5 sheets; that the chain link and barbed wire fence now shown along the Van Buren Street line shall be omitted and that an ornamental concrete wall shall be carried to the height shown for such fence; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 113-60-A

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent re—Class V.—metal building, area excessive.

PREMISES AFFECTED—561 Richmond Terrace, south side, 496.34 feet west of York Avenue, Block 62, Lot 27, New Brighton, Borough of Richmond.

### APPEARANCES—

For Applicant: B. M. Hostrup, Edward F. Healey, T. G. Adamson, J. A. Besal and R. E. Hanson.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 20, 1960 on N.B. Applic. 35-60, reads:

"1. The proposed construction of a metal building exceeding the area limits permitted for that classification is contrary to C26-254 of the Administrative Code of the City of New York."

and

WHEREAS, the applicant states that the proposed building is 341 feet by 173 feet 7½ inches irregular in area, 1 story, 35 feet 5 inches high, of class 5 construction, located in unrestricted and retail use, A & D area, class 1½ height district, that the proposed use and occupancy will be: 1st floor—gypsum board warehouse, 10 persons; and

WHEREAS, the applicant states that this warehouse will be arranged for the inside loading of trucks to relieve a serious traffic problem on Richmond Terrace; that the building site is on a hillside so a 20 foot high concrete retaining wall is required at the rear (along Van Buren Street) and parts of the side walls; that the building frame is of steel; that the remaining walls are masonry or corrugated asbestos siding



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and roof is a poured gypsum PROFILL deck; that it is classed as a class V type and the floor area is 49,653 square feet; that the material to be stored in this warehouse is non-combustible and our fire insurance underwriters rate the warehouse as preferred risks; that board products will be handled inside of the warehouse by large fork trucks; that the loads will be 4 feet by 4 feet minimum and up to 4 feet by 16 feet maximum in size; that to operate a gypsum board warehouse efficiently with minimum loss of board, it is imperative that the entire building be opened and accessible; and

WHEREAS, the premises was inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, dated January 20, 1960, acting on N.B. Applic. 35/60, Objection 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition*, that all requirements of the resolution adopted by the Board this day under Cal. No. 112-60-BZ shall be complied with and a certificate of occupancy shall be obtained.

## 190-60-BZ

APPLICANT—Lama, Proskauer and Prober for 509 Sixth Avenue Corporation, owner.

SUBJECT—Application March 14, 1960—re decision of the Borough Superintendent, under Sections 7A, 7c and 21 of the Zoning Resolution to permit in a retail and residence use district, the change in use and the increase in area of the approved first floor of a proposed 16 story multiple dwelling, from two doctors' offices and one store, to three (3) stores extending into the residence portion of the premises with show windows and business entrances within 75 feet of the residence use district, the portion of the first floor in the residence use district exceeds the permitted area coverage.

PREMISES AFFECTED—101-105 West 13th Street and 509-511 Avenue of The Americas, northwest corner, Block 609, Lots 47 and 48, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960, after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated February 18, 1960, acting on N. B. Applic. 47-59, reads:

"A4—Those portions of the 1st story and cellar of building which are located in Residence district may not be used for business purposes (Store No. 3 & store storage in cellar below Store No. 3).—Article II, Section 3, Zoning Resolution.

A5—Show windows and business entrances of Store No. 2 and Store No. 3 on the 1st story are within a distance of 75 feet from Residence district, and are contrary to Section 7-A of Article II of Zoning Resolution.

A6—Area of that portion of the 1st story of building which is located in Residence district may not exceed percentage of lot permitted by Section 12(b) of Article IV of Zoning Resolution."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions A and c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7A, 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the change in use and the increase in area of the approved first floor of a proposed 16-story multiple dwelling, from two doctors' offices and one store, to three stores, extending into the residence portion of premises with show windows and business entrances within 75 feet of a residence use district and with portion of first floor in residence district exceeding the permitted area coverage, *on condition* that the work shall be done in accordance with drawings filed herewith dated March 14, 1960, 26 sheets and June 3, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:00 P. M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 7, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

## 33-38-SM

APPLICANT—The Aerocrete Corp. of America, owner—omission of painting of structural steel.

## APPEARANCES—

For Applicant: Charles H. Nichols.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

33-38-SM—Amendment to resolution as to omission of painting of structural steel.

The Aerocrete Corporation of America, requested that the resolution adopted July 16, 1940 and amended through November 10, 1953 be reopened and amended so as to eliminate the painting of structural steel that is used in conjunction with Gritcrete.

USE: A short span construction.

DESCRIPTION: There has been no change in the material or method of installation.

INSPECTION AND TEST: The applicant has submitted reports of tests conducted by Prof. Crane of Yale University to determine the comparative corrosive action of cinder concrete and Gritcrete. The result showed that the loss of weight of the steel in cinder concrete was fifteen times as great as the loss of weight of the steel in the Gritcrete. A second series of tests were conducted on highly polished steel bars imbedded in cinder concrete, gravel concrete and Gritcrete and it was noted at the end of the test period that the steel imbedded in the Gritcrete showed that the degree of corrosive action is less than when the steel is imbedded in either gravel or cinder concrete. The complete reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the tests, the Committee on Test recommends that the resolution adopted July 16, 1940 and amended through November 10, 1953 under Calendar Number 33-38-SM be reopened and amended so as to permit the use of Gritcrete under the provisions of



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Section C26-522.0, as the tests showed that Gritcrete may be classed as a non-corrosive aggregate, on condition that the requirements of the resolution adopted July 16, 1940 and amended through November 10, 1953 under Calendar Number 33-38-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 808-46-SM

APPLICANT—Sargent Building Specialties Inc., owner—hopper door.

### APPEARANCES—

For Applicant: Alan A. Fishkin.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

808-46-SM—Amendment to resolution as to clarification as to permitted location of approved door.

Sargent Building Specialties, Inc., requested that the resolution adopted July 21, 1959 under Calendar Number 808-46-SM be reopened and amended so as to clarify the locations in which the non fire resistive rated hopper door may be installed.

USE: Hopper door having no fire resistive rating.

DESCRIPTION: There has been no change in the construction of the door as approved July 21, 1959 under Calendar Number 808-46-SM.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted July 21, 1959 under Calendar Number 808-46-SM be reopened and amended so as to clarify the locations in which the door may be installed so that the amended resolution shall read: The hopper door, having no fire resistive ratings, may be installed in all buildings when this hopper door is located in a separate room or compartment with all walls, floors and ceilings having a fire resistive rating as required under the pertinent sections of the Administrative Building Code and the openings into this room or compartment shall be protected by an approved opening protective assembly having a fire resistive rating of at least one hour and in all other respects the requirements of the resolution adopted July 21, 1959 under Calendar Number 808-46-SM shall be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 360-50-SA

APPLICANT—Automatic Burner Corp., owner—additional trade name.

### APPEARANCES—

For Applicant: W. A. Doermann.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

360-50-SA—Amendment to resolution as to additional trade name.

Automatic Burner Corp. requested that the resolution adopted October 17, 1950 and amended at various times through May 3, 1960 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J to be marketed by the Hall-Neil Furnace Co., under their own trade name.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 17, 1950 and amended through May 3, 1960 under Calendar Number 360-50-SA be reopened and amended so as to permit the approved ABC Oil Burner, Model 55J, to be marketed by the Hall-Neil Furnace Co., under the trade name of Victor Model 55J Oil Burner, on condition that the requirements of the resolution adopted October 17, 1950 and amended through May 3, 1960 under Calendar Number 360-50-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 181-51-SA

APPLICANT—A. A. Arvintz for Reliable Products Manufacturing Co., Inc., owner.

### APPEARANCES—

For Applicant: A. A. Arvintz.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

181-51-SA—Reliable-Products Mfg. Co., Inc., Brooklyn, New York, filed for approval of the appliance known as Reliable Oil Preheater with non-contaminating control device under the provisions of the Oil Burner Rules of the Board. The application was subject to dismissal January 1957 but was removed from the dismissal list at the request of the applicant.

USE: To prevent contamination due to oil leak in a fuel oil preheater.

DESCRIPTION: The device is used in conjunction with a single tube, single shell heat exchanger direct to the boiler, below the water line or steam space of a boiler and its function is to detect tube oil failure within the exchanger and to prevent the oil from entering the boiler water through the primary heat connection from the boiler to the heat exchanger.

The control operates on the photo electric cell principle. When a failure occurs in the tube, the oil will rise to the top of the preheater and will travel and be baffled into the



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anti contaminating device within the baffles above the pilot light obstructing the rays of the pilot light to the electric photocell. When the photocell reacts to the rays of the pilot light it will cut off the oil burner and the oil pump and open a solenoid valve, which is an integral part of the control, which will relieve the oil to the waste instead of contaminating the boiler.

**INSPECTION AND TEST:** The device was tested by Ass't. Engr. J. A. Darts at the applicant's plant. Oil was introduced into the shell to simulate an oil leak and the control was tested and found to operate as designed.

**RECOMMENDATION:** On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the Reliable Anti-Contaminating Control for voluntary use in New York City to be used in conjunction with an approved single shell, single tube preheater under the provisions of Rule 7.2.2 of the Oil Burner Rules of the Board, on condition that the device bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 181-51-SA". The Committee further recommends that the system be the closed circuit type.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 143-54-SM

**APPLICANT**—United States Plywood Corp., owner—additional use.

**APPEARANCES**—

For Applicant: James A. Fitzpatrick.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
143-54-SM—Amendment to resolution as to permit the use of additional veneer as a facia on the approved door.

United States Plywood Corporation, New York, requested that the resolution adopted June 2, 1954 and amended through May 10, 1960 be reopened and amended so as to include an additional face veneer and the use of 4½" rails and 1½" stiles.

**USE:** A one (1) hour fire resistive opening protective assembly.

**DESCRIPTION:** The requested change consists of 4½" rails and 1½" stiles. These wood rails and stiles will be treated to refusal with Class A fire retardant chemical. The second requested modification is the permitted use of additional high pressure laminates in addition to the approved Micarta.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted June 2, 1954 and amended through May 10, 1960 under Calendar Number 143-54-SM be reopened and amended so as to permit the use of 4½" rails and 1½" stiles, wood treated to refusal with Class A fire retardant chemical to accept a door check. The Committee further recommends that the applicant may use an approved high pressure laminate similar to the approved material Micarta as a face veneer 1/16" thick, on con-

dition that the requirements of the resolution adopted June 2, 1954 and amended through May 10, 1960 under Calendar Number 143-54-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 1035-57-SA

**APPLICANT**—The Mammoth Furnace Co., owner.

**APPEARANCES**—

For Applicant: None.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:  
1035-57-SA—Mammoth Furnace Co., Minneapolis, Minn., filed for approval of the Commercial-Aire Gas Fired Furnaces, Models 300 through 2000, under the provisions of Article 12, Chapter 26, Administrative Building Code.

**USE:** Gas fired heating equipment for commercial and industrial installation.

**DESCRIPTION:** The furnaces consist of a mechanical draft gas burner, combustion chamber, baffles, liners, primary safety control, combination fan and limit control, circulating air blower and blower motor, filters, electrical wiring and enclosure, arranged for assembly as a complete unit. The control system consists of a centrally located control panel housing blower motor starter, draft inducer starting relay, purge timing control, blower and burner circuit fuses all wired and assembled for program sequencing operation. The units may be on-off thermostat controlled, hi-low fire or full modulated.

The Series numbers refer to the BTU output in thousands of BTU.

**INSPECTION AND TEST:** The furnaces have been approved by the Underwriters' Laboratory under Ref. MP 2419. Copies of the report are on file with and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Commercial-Aire Gas Fired Furnaces, Models 300 through 2000, on condition that the furnaces shall be installed in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code, on condition that the furnace bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 1035-57-SA". The Committee further recommends that the furnaces shall not be installed in garages or places of explosive atmosphere.

(Sgd.) WILLIAM A. NOLAN,

Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.



# MINUTES

## 165-58-SA

APPLICANT—Continental Vending Machine Co., Division of Continental Industries, Inc., owner.

### APPEARANCES—

For Applicant: Mark Levine.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

165-58-SA—Continental Vending Machine Co., Division of Continental Industries, Inc., owner, filed March 27, 1958, for approval of Treat Pre-Mix "800" Coin Operated Carbonated Drink Vending Machine (3 flavors) under the provisions of Article 18, Chapter 19, Administrative Code.

USE: To automatically dispense cold pre-mixed beverages.

DESCRIPTION: The cabinet is made of heavy gauge sheet steel with adjustable legs, finished with baked enamel in a variety of colors. The interior of the cabinet is not insulated but the insulation around the mixing valve unit is 1½ inch thick styrofoam. The compressor unit is mounted inside the cabinet at the rear of the top section and supported on a steel shelf, welded to the cabinet body. The unit is secured to the shelf by through bolts. The compressor is totally enclosed with all parts protected by a wire mesh screen and louvers which allows air circulation through the cabinet back while preventing access to the moving parts. The pre-mix tanks are stainless steel with removable tops. These tanks are filled and/or refilled at authorized refilling bottlers such as Pepsi-Cola and Coca-Cola.

Pressure from a carbon dioxide tank forces the pre-mix beverage from its storage tank into a heat exchanger where its temperature is reduced to a pre-determined temperature. When the correct amount of coins are inserted, a relay trips a metering valve which in turn dispenses a measured quantity of liquid into a cup. To complete the cycle a portion of the liquid previously in the heat exchanger flows into the measuring valve, ready for the next vending cycle. The machine can be set for one or two drinks, and can serve either low or high carbonated drinks as shown below.

1. Three high carbonated.
2. Two high carbonated, and one low carbonated.
3. One high carbonated, and two low carbonated.

Refrigeration system consists of a hermetically sealed unit and the following components.

|                  |                    |
|------------------|--------------------|
| H. P.            | ⅓                  |
| Refrigerant      | Freon 12—16 ounces |
| Amps             | 8.3                |
| Volts and Cycles | 115—60             |

As the vending machine is completely self contained except for the electrical connections, there are no water connections to be made.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Treat Pre-Mix "800", Coin Operated Carbonated Drink Vending Machine (3 flavors) for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 165-58-SA" and further that all electrical work shall comply with the requirements of the Electrical Code of the City of New York.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.

## 334-58-SA

APPLICANT—Continental Industries, Inc., owner. Continental Vending Machine Co., Div.

### APPEARANCES—

For Applicant: Mark Levine.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

334-58-SA—Continental Industries, Inc., owner Westbury, N. J., filed May 26, 1958 for approval of the Treat Pre-Mix "600" Coin Operated, carbonated drink vending machine (single flavor) under the provisions of Article 18, Chapter 19, Administrative Code.

USE: To automatically dispense cold pre-mixed beverages.

DESCRIPTION: The cabinet is made of 16 gauge sheet steel available in flat to floor, caster or legs, finished with baked enamel in a variety of colors. The interior of the cabinet is not insulated but the insulation around the mixing valve unit is 1½ inch thick styrofoam. The compressor unit is mounted inside the cabinet at the rear of the top section and supported on a ⅛ inch thick, flanged, steel shelf, welded to the cabinet body. The unit is secured to shelf by through bolts. The compressor is totally enclosed with all parts protected by a wire mesh screen and louvers which allows air circulation through the cabinet back while preventing access to moving parts. The premix tanks are stainless steel with removable tops. These tanks are filled and/or refilled at authorized refilling bottlers, such as Pepsi-Cola and Coca-Cola.

Pressure from a carbon dioxide tank forces the pre-mix beverage from its storage tank into a heat exchanger where its temperature is reduced to a predetermined temperature. When the correct amount of coins are inserted, a relay trips a metering valve which in turn dispenses a measured quantity of liquid into a cup. To complete the cycle, a portion of the liquid previously in the heat exchanger flows into the measuring valve, ready for the next vending cycle.

Refrigeration system consists of a hermetically sealed unit and the following components:

|                  |                    |
|------------------|--------------------|
| H. P.            | ⅓                  |
| Refrigerant      | Freon 12-16 ounces |
| Amps             | 5.7                |
| Volts and cycles | 115-60             |
| Pressure         |                    |
| Low Side         | 145 P.S.I.         |
| High Side        | 195 P.S.I.         |

As the vending machine is completely self contained except for the electrical connections, there are no water connections to be made.

INSPECTION AND TEST: A sample unit was inspected by Ass't. Architect T. W. Farricker at the Pepsi-Cola Plant, 4602—5th Street, Long Island City, N. Y.

RECOMMENDATION: The Committee on Test recommends the approval of the appliance known as Treat Pre-Mix "600", Coin Operated, carbonated drink vending machine (single flavor), for use in New York City under the provisions of Article 18, Chapter 19, Administrative Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 334-58-SA" and further that all electrical work shall com-



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ply with the requirements of the Electrical Code of the City of New York.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 499-58-SM

APPLICANT—Natco Corporation, owner.

### APPEARANCES—

For Applicant: Joseph A. Donovan.

ACTION OF BOARD—Material approved in accordance with the report of and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

499-58-SM—Natco Corp., Pittsburgh, Pa., filed for approval of the material known as Natco Uniwall Facing Tile Exterior Wall Units under the provisions of Section C26-446.0 Administrative Building Code.

USE: Clay units to be used for spandrel, panel or apron walls.

DESCRIPTION: The units are of a nominal 8" thickness single wall vertical cell facing tile and are made of hard burned deaired fire clay. The standard size is 3 $\frac{5}{8}$ " high by 7 $\frac{3}{4}$ " wide by 11 $\frac{5}{8}$ " long or as it is called a 4" x 8" x 12".

INSPECTION AND TEST: A wall was fire tested in accordance with the requirements of Section C26-446.0 Administrative Building Code. The panel successfully met the requirements of the fire and hose stream tests for a two hour construction, as the end point of the test occurred at 2 hours and 31 minutes. The panel was also tested to simulate a wind load of 30 lbs. per sq. ft. The deflection of the wall under the 30 lb. per sq. ft. load was 0.001" and the set was 0.000". The loading was carried to 100 lbs. per sq. ft. and the deflection was 0.009" and the set was 0.004". An apron wall was similarly tested and at 30 lbs. per sq. ft. the deflection was 0.014" and the set was 0.000". The loading was carried to 167 lbs. per sq. ft. and the deflection was 0.073"; no set was measured. The complete reports are on file with and are part of the record.

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Natco Uniwall Facing Tile Exterior Wall Units under the provisions of Section C26-446.0 Administrative Code for use in all classes of construction in New York City as permitted under Section C26-446.0 Administrative Building Code, on condition that plans filed with the Department of Buildings showing the proposed uses of this material shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 499-58-SM" and all bills of lading, and bills of materials shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does

hereby *approve* this material in accordance with the above report.

## 532-58-SM

APPLICANT—Universal Atlas Cement Division United States Steel Corp., owner-manufacturer.

### APPEARANCES—

For Applicant: Boothe B. Blakeman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

532-58-SM—Universal Atlas Cement Division, United States Steel Corp., owner, New York, N. Y., filed September 9, 1958 for approval of Universal Air-Entraining Portland Cement Type IS-A, for use in New York City under the provisions of Sections C26-178.0, C26-191.0 and C26-312.o.c.2 of the Administrative Building Code and the Rules Governing Use of Portland Blast Furnace Slag Cement.

USE: The material is a portland slag cement for use in structural concrete.

DESCRIPTION: In the manufacture of the air-entraining cement, the air entraining agent is introduced into the clinker of portland slag cement and the two are interground so as to pass the specifications for this type of cement, this intergrinding takes place in the tube mills.

INSPECTION AND TEST: The plant of the applicant was inspected by Ass't. Architect T. W. Farricker, Committee on Test, Mr. John Stark, Chief Chemist of Plant and Mr. Robert Watson, representing the applicant. Tests were made at the Haller Testing Laboratories, Inc., 140 Cedar St., New York 6, N.Y., in accordance with the requirements of the Rules for approval of Air Entraining Blast Furnace Slag Cements adopted under Calendar Number 168-60-SR.

The cements met the requirements and the complete report is on file with and is part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of the Universal Air-Entraining Portland Cement, Type IS-A as manufactured at the applicant's plant located in Hudson, N. Y., for use in New York City under the provisions of Sections C26-178.0, C26-191.0 and C26-312.o.c.2 of the Administrative Building Code and permissive uses under Rules Governing Use of Portland Blast Furnace Slag Cement, on condition that the type of cement shall be legibly marked and that each bag or container shall be marked, tagged or labelled as follows: "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 532-58-SM", including the type of cement and when marketed in bulk for use in New York City, the bill of lading shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 533-58-SM

APPLICANT—Universal Atlas Cement Division United States Steel Corp., owner-manufacturer.

### APPEARANCES—

For Applicant: Boothe B. Blakeman.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

533-58-SM—Universal Atlas Cement Division, United States Steel Corp., owner, New York, N. Y., filed September 9, 1958 for approval of Universal Portland Slag Cement, Type IS, for use in New York City under the provisions of Sections C26-178.0, C26-191.0 and C26-312.o.c.2 of the Administrative Building Code and Rules Governing the use of Portland Blast Furnace Slag Cement.

USE: The material is a portland slag cement for use in structural concrete.

DESCRIPTION: Universal Portland Slag Cement, Type IS, can be used for the same purposes and types of concrete construction as Type I, non-air-entraining portland cement. Portland blast-furnace slag cement is the product obtained by intimately intergrinding a mixture of portland cement clinker and granulated blast-furnace slag. The amount of granulated blast-furnace slag used shall be such that the slag constituent makes up between 25 and 65 percent by weight of portland blast-furnace slag cement.

INSPECTION AND TEST: The plant of the applicant was inspected by Ass't. Architect T. W. Farricker, Committee on Test, Mr. John Stark, Chief Chemist of Plant and Mr. Robert Watson, representing the applicant.

Samples of the cement were identified and the samples were tested by the Haller Testing Laboratories, Inc., and successfully met the test requirements of ASTM C205-56T, and the revised ASTM Tentative Specification of 1957 and 1958, also the Rules of the Board Governing the Use of Portland Blast Furnace Slag Cement.

RECOMMENDATION: The Committee on Test recommends the approval of the material known as Universal Portland Slag Cement Type IS, as manufactured at the applicant's plant at Hudson, New York, for use in New York City on condition that each bag in which the material is marketed be stamped, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 533-58-SM" and when the cement is shipped in bulk the bills of lading shall be similarly marked.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 322-59-SM

APPLICANT—Alabama Pipe Company, owner.

APPEARANCES—

For Applicant: Wm. J. Woods.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 322-59-SM—Alabama Pipe Co., Anniston, Alabama, filed for approval of the material known as Alabama Pipe Co. I.P.S. Cast Iron Pipe under the provisions of Sections C26-1229.0, C26-1236.0 Administrative Building Code.

USE: Cast iron soil pipe for drainage use.

DESCRIPTION: The pipe is made of gray iron casting

by the centrifugal method. This method produces a pipe of close grained structure and having true concentricity and uniform wall thickness and through this centrifugal action, foreign matter and impurities are driven to the outer surface. The pipe is manufactured in accordance with the American Standard Specification ASA—A405-1943.

INSPECTION AND TEST: The applicant has submitted reports of hydrostatic tests conducted by Pittsburg Testing Laboratory. The pipes were tested to 500 p.s.i. and in no case was there a leak. When an additional test was carried to failure and at 1400 p.s.i., the blind flange burst. The complete reports are on file with and are part of the record.

RECOMMENDATIONS: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the Alabama Pipe Co. I.P.S. Cast Iron Pipe for use in New York City under the provisions of Sections C26-1229.0, C26-1236 and C26-1240.0 Administrative Building Code, on condition that the pipe shall not have plain ends and that each bill of lading for delivery of the pipe shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 322-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 446-59-SA

APPLICANT—William M. Wilson's Sons, Inc., owner.

APPEARANCES—

For Applicant: Charles J. Denny.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 446-59-SA—William M. Wilson's Sons, Inc., Lansdale, Pa., filed for approval of the Gasboy Super-Compact Electric Pump, Models 250 and 950, under the provision of Section C19-69.c Administrative Code.

USE: Gasoline dispensing units.

DESCRIPTION: The Model 250 Gasboy Gasoline dispensing pump is a simplified pedestal type pump intended for installation in private garages or private filling stations where the motor fuel is not sold.

It consists of an electrically driven rotary type pump, strainer, a nutating piston type meter made with non-ferrous working parts, a 9 foot hose with nozzle and required control equipment.

A register, visible through a window in the front side of the cabinet on top of the unit, is calibrated up to 100 gallons and is provided with a crank at the side of the cabinet to set back the register to a zero reading. There is also a totalizer provided which records up to 100,000 gallons total fuel dispensed.

The Model 250 Gasboy pump is connected to the suction line of the storage system by means of a 1 inch threaded connection. The maximum capacity of the pump is 14 gpm.

The Model 950 Gasboy has the same pumping unit as in the Model 250. It does not have a cabinet and is equipped with a 20 gallon sweep hand dial instead of the 100 gallon roller register and with a 10,000 gallon totalizer instead of 100,000 gallon.

INSPECTION AND TEST: All data submitted was examined by Ass't Engr. G. F. Sklenarik.



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The Models 250 and 950 pumps were tested and approved by Underwriters' Laboratories, file MH4314.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Gasboy Super-Compact Electric Pump, Models 250 and 950, when installed in accordance with the report under the provisions of Section C19-69.c Administrative Code; all electrical work to be in accordance with the Electrical Code of the City of New York and provided that each pump shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 446-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 570-59-SM

**APPLICANT**—Peter Campbell Brown for Builders Research and Chemical Company; F-X of New York, Inc., Agent.

### APPEARANCES—

For Applicant: Peter P. Smith, Peter Loftus and Seymour Isserson.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper,  
Commissioner Fox and Commissioner Becker..... 4  
Negative: Vice Chairman Kleinert..... 1

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

570-59-SM—Peter Campbell Brown for Builders Research & Chemical Co., Denver, Colo., filed for approval of the material known as BP-58 Fire Retardant Primer & F-X36 Interior Fire Retardant Paint under the provisions of Sections C26-331.0 to C26-339.0 Administrative Building Code.

**USE:** A paint used to reduce the flame spread.

**DESCRIPTION:** The paint and primer are produced in ready to use form and the composition is of a proprietary nature. The applicant has not, to the present, supplied the Board with the formulation of the paint.

**INSPECTION AND TEST:** The applicant has submitted an Underwriters' Laboratory report Retardant 4156 covering the flame spread rating and the toxicity of the gases produced. It will be noted that in all instances, in order to attain the rating achieved, it was necessary to apply the paint and primer to the specified coverage, namely to achieve a 10 flame spread, it was necessary to apply the primer at the rate of 170 sq. ft. per gallon and the paint to be applied in two coats at the rate of 80 sq. ft. per gallon per coat. It was also noted that the Underwriters stated that "this paint can be considered less durable than ordinary interior oil paint surfaces but will withstand some cleaning with a mild soap without scrubbing" which gives rise to the thought that this material may possibly leach out when there is a humid condition.

The applicant has also submitted a report of a test conducted by the United States Testing to show that the paint may be considered as incombustible under the definition as set forth under Section C26-88.0 Administrative Building Code.

**RECOMMENDATION:** On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as BP-58 Fire Retardant Primer and F-X36 Interior Fire Retardant Paint for voluntary use in New York City under the provisions of Section C26-191.0 Administrative Building Code as an

interior paint, where ever paint is used.

The Committee is of the opinion that, while the test conducted by the United States Testing Co. showed that the material met the letter of Section C26-88.0 Administrative Building Code and could be classed as an incombustible material, they cannot state that the use of this paint on a combustible material will render the combustible material incombustible.

The Committee further recommends that the use of this paint be limited to interior application, that when this paint is to be used on interior combustible subdividing partitions as permitted under Section C26-667.0 Administrative Building Code, the manufacturer of the partition shall apply for approval of the partition so painted so that the Board may act on each specific manufacturer of the painted partition thereby insuring control as to coverage and the same requirement shall apply to manufacturers of fiber board acoustical tile who may wish to paint the surface of the tile with this primer and paint so as to comply with the permissive section of Rule 1.6 of the Fiber Board Rules of the Board and further each container in which this material is marketed shall be labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 570-59-SM" and the limitations as herein set forth shall also be set forth on the label.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 660-59-SM

**APPLICANT**—Caloric Architectural Porcelain Division, for Caloric Appliance Corporation, Caloric Architectural Porcelain Division, agent.

### APPEARANCES—

For Applicant: Thos. A. Mulqueen and William B. Williams, Jr.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

660-59-SM—Caloric Architectural Porcelain Division for Caloric Appliance Corp., filed for approval of the material known as Calcore Porcelain Panels under the provisions of the Veneering Rules of the Board.

**USE:** An incombustible exterior panel.

**DESCRIPTION:** The panels consist of an exterior sheet of porcelain enamel steel, an incombustible core and a metal back up sheet or pan. The exterior sheet is made of 16 or 18 gauge steel and the interior face is of either 18, 20 or 22 gauge steel and the core is an incombustible material.

The panels have the following designations:

J Series: The core consists of Foamglas and the panels laminated and weigh from 6½ to 7½ lbs. per sq. ft. depending on the thickness, the maximum being 2 inches.

G Series core consists of Fiberglas and the panels are mechanically assembled and weigh from 6 to 7 lbs. per sq. ft. depending on the thickness, the maximum being 3 inches.

B-1 has an aluminum honeycomb core and is a laminated panel weighing 3.6 to 3.85 lbs. per sq. ft. and range from ½ to ¾ inches.

B-2 has a cement asbestos core and is a laminated panel



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weighing from 5 to 7 lbs. per sq. ft. and range from  $\frac{1}{4}$  to  $\frac{1}{2}$  inch in thickness.

T-1 has an Insulrock core and is a laminated panel weighing 7.1 to 10.0 lbs. per sq. ft. and range in thickness from  $\frac{7}{8}$  to  $1\frac{1}{8}$  inches.

**INSPECTION AND TEST:** Details of construction were examined by Ass't. Engr. J. A. Darts and the method of laminating was examined as to the type of adhesive which is of a neoprene base.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as Calcore Porcelain Panels when constructed as herein described for use in New York City when installed in accordance with the Veneering Rules of the Board, on condition that the core material shall be as herein described and all cartons in which the material is marketed shall be tagged, stamped or labeled "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 660-59-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Assistant Engineer,

GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 670-59-SA

**APPLICANT**—Sperti Faraday Incorporated, owner;  
Thomas R. Dougherty, Agent.

## APPEARANCES—

For Applicant: Thomas R. Dougherty.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

**Affirmative:** Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

**Negative:** ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
670-59-SA—Sperti Faraday Inc., Adrian, Michigan, filed for approval of the Sperti-Faraday Interior Fire Alarm System under the provisions of the Rules Governing The Installation of Interior Fire Alarm Signal Systems of the Board.

**USE:** An interior fire alarm system.

**DESCRIPTION:** This system consists of a control panel made up with trouble bell and light and other electrical components connected to a number of gong and box circuits for transmitting an alarm within a premise.

When any station is operated, the station code will ring on all gong circuits through an operating relay. Each gong circuit may be cut from panel operation by use of a knife switch identified by the particular gong circuit number. When a knife switch is thrown, a suitable resistance is transferred into the circuit to maintain supervision on other gong circuits. The panel meter circuit is broken simultaneously which rings the trouble bell through the panel circuit supervisory relay and also causes the panel meter to read zero.

If full operating current flows through the gong circuits continuously for more than 3 to 20 minutes a thermal cutout will operate releasing the gong circuit supervisory relay. The thermal cutout must be reset manually.

If an open circuit or ground occurs in either the box circuit or any gong circuit, the trouble bell will be caused to ring by the respective supervisory relay for that circuit. Should an open circuit occur in the operating relay coil or board circuit, the trouble bell will be caused to operate by the action of the board supervisory.

The trouble bell may be silenced by the trouble silencing switch which in turn will light the pilot light indicating trouble. In this silencing operation, when the trouble is cleared and the system restored to normal the trouble bell will re-ring as a reminder to return the silencing switch to its normal position.

Components are eyelet mounted on  $\frac{5}{8}$  inch thick ebony asbestos panel. The panel is encased in a heavy gauge metal enclosure provided with a lock and key. Conduit knock outs are provided on the sides and bottom of the cabinet and a glass panel in the door allows observation of panel meters.

Wiring diagram and instructions are fastened inside the cabinet door for use in test and maintenance.

The cabinet is finished in red enamel.

Supervisory relays are Wheelock Type PA-56573 Model C. as Junior Type B by the manufacturer.

The operating relay is Wheelock Type PA-56573 Model C. Arrow Hart and Hegeman Type CRA gravity drop industrial contactors with molded coil is proposed as an alternate operating relay.

The thermal time limit delay device is manufactured by Struthers Dunn Type PTAGI.

The switches are standard Trumbull Co. triple pole double throw open knife type modified by Sperti Faraday to accomplish the required make before break feature.

Meters are supplied by Simpson and/or Weston.

All resistors are front mounted and of the wire wound vitreous enamel type.

The box movement consists of a spring driven gear mechanism having a code wheel, signaling contacts and related parts assembled in a metal enclosure arranged with installation wiring terminals.

When the box mechanism is operated the signaling contacts are alternately opened and closed by the cam action of the Code wheel.

When the test key is inserted and turned in the direction marked "Silent Test" (clockwise) the cam follower is lifted from the code wheel allowing the mechanism to be operated as in normal signaling service without actuating the control equipment. When the test key is turned in the opposite direction, marked "Gongs", the test contacts are opened so that a single impulse for each test key movement is transmitted to the gongs through the control equipment. The test key must be held against spring tension in either position. When the key is released the spring retore all contacts to the normal condition.

Operating instructions are in raised cast-on letters or in letters engraved in plates.

Manufacturers nameplate and Faraday Trademark on door.

Tag provided to display B. S. & A. Calendar Number.

Stamped aluminum tag showing code of station on door.

The gong mechanism housing is of rugged cast aluminum assembled to the mechanism base plate with a watertight neoprene gasket. The housing and base plate are finished to conventional Fire Alarm red.

The gong is made of hot pressed steel,  $\frac{1}{8}$  inch thick at the skirt and is "parkarized" then painted for additional protection. The gongs are drilled and pinned at the center mounting hole to prevent loosening.

The back plate has universal mounting holes for all standard flush and surface back boxes.

Once installed, loosening (not removal) of a single screw allows the gong and mechanism assembly to be pivoted about its position hinge support, releasing the heavy brass terminals from the back plate socket and permits removal of the entire unit for service or immediate replacement.

The coil is wound with silk covered enameled copper on a thick nylon bobbin and is impregnated with a good electrical grade of anti-fungus varnish. Varnished cambric tubing protects the leads from coil to terminals.

All electrical spacings and insulation are in excess of minimum design requirements of Underwriters' Laboratory standards for this type device.

The plunger tube is of seamless stainless steel for long wear, corrosion resistance and reliability. Pole pieces are



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laminated for efficiency and are cadmium plated.

The plunger consists of a magnetic grade stainless steel body with a pressed fit non-magnetic stainless steel tip. The plunger mass and working magnetic gap of the mechanism have been optimized for maximum gong impact and minimum inrush current consistent with adequate accoustical volume.

The plunger stop is made of neoprene for durability.

Plate provided to display Board of Standards and Appeals Calendar Number.

These gongs are conservatively designed and will give full output with ten units in series on 110 Volt 60 cycle circuit. The steady state current under this condition is approximately 1.5 amperes although the inrush current is somewhat higher. In instances of fewer than seven gongs on a circuit a series resistor is provided on the control panel to limit current. Since this series resistance also limits the inrush current, the gongs are designed for safe temperature rise characteristics with current overloads up to 100%, which allows the series resistance to be adjusted to provide adequate inrush currents.

The trouble bell mechanism housing is cast of aluminum, and finished with baked red enamel. Four mounting holes are provided for surface mounting and a threaded entrance for 3/4 inch conduit is provided at one end. A knockout plug allows entrance from the back if concealed wiring is desired.

The drawn aluminum mechanism cover is assembled with a rubber gasket and is also finished in red.

A heavy cast cow gong is supplied to give the required loud and distinctive tone.

The mechanism is a permanent magnet AC vibrating type for efficiency and a minimum number of moving parts. The Alnico magnet is rigidly supported between laminated cadmium plated pole pieces. The plunger is of magnetic stainless steel with a non-magnetic stainless striker. The plunger tube is also of stainless steel for long life and corrosion resistance.

The coil is wound with silk enameled wire on a nylon bobbin, and is impregnated with anti-fungus varnish. Leads to the coil terminals are insulated with varnished cambric tubing. The heavy duty brass terminals are insulated and spaced in accordance with Underwriters' Laboratory requirements.

Also submitted for approval were one circuit and pre-signal systems similar to those approved by the Board under Calendar Number 402-27-SA, Models A, C, F, H, 5100, 5120 and Trouble Bell Model 2502.

**INSPECTION AND TEST:** This equipment was inspected and tested by Ass't. Engr. G. F. Sklenarik and Supervising Electrical Inspector William Mangan of the New York Fire Department.

The basic mechanism is listed by Underwriters' Laboratories under file Signal 424.

The requirements of the Board's Rules for interior alarms were adhered to in the design.

**RECOMMENDATION:** On the basis of the inspection and test and the data submitted by the applicant, the Committee on Test recommends the approval of the Sperti-Faraday Interior Fire Alarm System for use in New York City under the provisions of Section 279 State Labor Law and Section 487 E2.0.c.i. Chapter 19, Administrative Code, provided that it will be installed in accordance with the Board's Rules Governing the Installation of Interior Fire Alarm Signal Systems and further provided that each control panel board, gong and station will bear a metal label indicating the model number and any electrical data as may be required and the words "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 670-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,

Assistant Engineer,

GEORGE F. SKLENARIK,

Assistant Engineer,

Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 712-59-SM

APPLICANT—Edwin F. Guth Company, owner.

APPEARANCES—

For Applicant: Byron R. Wardle.

**ACTION OF BOARD**—Material approved in accordance with the report and recommendation of Committee on Test.

**THE VOTE**—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

Negative: ..... 0

**THE RESOLUTION**—

WHEREAS, the report of a Committee on Test reads:

712-59-SM—The Edwin F. Guth Co., owner, St. Louis, Mo., filed November 2, 1959 for approval of the material known as "NC" Gratelite M-5435 (plastic light diffuser) for use in New York City under the provisions of Section C26-88.0 and Section C26-461.1 Administrative Building Code.

**USE:** To be used as a plastic light diffuser.

**DESCRIPTION:** Gratelite is a plastic grid with 3/8" cubical openings with translucent texture. Gratelite is molded in one piece 3/8" thick. Two sizes are available: 11" x 48" with 2725 open cubicles, and 16" x 48" with 3675 cubicles.

**INSPECTION AND TEST:** Samples of the material was inspected at the Board by Ass't. Architect T. W. Farricker.

The material was tested at the following approved laboratories.

1. Better Fabric Testing Bureau covering the flammability of "N.C." Gratelites as outlined by ASTM designation D635-44 with the following results: NON-BURNING.

2. Pittsburgh Testing Laboratories covering the Uniform Load Suspension of "N.C." Gratelites. Load tests were conducted on two (2) 2' x 2' NC Gratelites with the following results:

| Sample #1                                    | Sample #2                                    |
|----------------------------------------------|----------------------------------------------|
| Size:                                        | Size: 2'-0" x 2'-0"                          |
| Marked:                                      | Marked: NC Gratelite louver                  |
| Weight:                                      | Weight: 2.63 lbs.                            |
| Test Load: Uniform                           | Test Load: Uniform                           |
| Load: 5 times weight of Louvers = 13.20 lbs. | Load: 5 times weight of Louvers = 13.15 lbs. |

### Sample #1

Louvers were supported on 4 edges with 3/8" bearing, cloth was used to cover the surface and sand applied over the surface in the amount of 13.20 lbs.

Test load remained for approximately 30 minutes with no observable failure.

### Sample #2

The sample was conducted as Sample #1 with the same result, the exception being, sand applied over the surface in the amount of 13.15 lbs.

3. Factory Mutual Laboratories covering the distribution from approved sprinklers installed over Gratelite Suspended Ceiling.

The Factory Mutual test results show that the distribution density on the floor measured at the area of least density was considerably reduced with the Gratelite ceiling.

**RECOMMENDATION:** The Committee on Test recommends the approval of the material known as "NC" Gratelite M-5435 (plastic light diffuser) for use in New York City under the provisions of Section C26-88.0 and Section C26-461.1 Administrative Building Code, as to the size of individual sheets for use with an approved suspension system, and provided that each package or carton in which the "NC" Gratelite will be marketed shall bear a stamp or label reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 712-59-SM".



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The Committee further recommends that this light diffuser is not to be installed below sprinkler heads, or in any required stair enclosure, in public hallways, required exit corridors or exit passageways as per Section C26-461.1.c Administrative Building Code and that its use in Class I and II construction be limited to an area not exceeding 10,000 sq. ft. and only when such space is separated from the remainder of the floor area by an approved fire wall, fire partition or fireproof partitions.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 874-59-SA

APPLICANT—New York Plumbers Specialties' Company Incorporated, for Ruud Manufacturing Company, owner; New York Plumbers Specialties' Company Incorporated, agent.

## APPEARANCES—

For Applicant: John F. Dcely.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

874-59-SA—Ruud Manufacturing Co., Kalamazoo, Michigan, filed for approval of the Ruud Commercial Gas Fired Water Heaters, Models AS20-80A, AS20-80B, AS30-100, AS30-100A, AST60-60, AST80-80, AST-100-100, AST-95-150, AST90-200, AST75-300, 300A, 500A, 5CFA and 5PFA, under the provisions of Article 12 Administrative Building Code.

USE: Gas fired hot water heaters.

DESCRIPTION: The AS series hot water heaters are package units designed for use either as instantaneous water heaters or as circulating tank water heaters. They employ cast iron drilled port atmospheric burners with safety pilot which supply heat to aluminum alloy tanks insulated with 1½ inches of mineral wool or equal. The tanks are tested to 355 psi and are designed for a working pressure of 150 psi. An ASME rated relief valve is provided on the tank. Operating temperature is up to 180°F. and is adjustable by means of a mechanical snag acting control with 100% gas shut off.

The AS20-80A Model has a 19 gallon tank, and a hot water recovery rate of not less than 80 gallons per hour for a 100°F temperature rise. Heat input is 95,200 Btu per hour. The suffix B in the model designation indicates automatic circulating type for use with an extra tank.

The AS30-100 Models are similar to the AS20-80 except that the tank is of 30 gallon capacity, the recovery rate is 100 gallons per hour for a 100°F rise and the heat input is 120,000 Btu per hour.

The AST60-60 is an automatic storage water heater with an aluminum alloy tank tested to 355 psi and designed for a maximum working pressure of 150 psi. Insulation is 2 inches in thickness and maximum water temperature is 180°F. Its equipment is the same as for the AS20-80.

The AST60-60 has a tank capacity of 50 gallons, a recovery rate of not less than 60 gallons per hour for a 100°F rise and a heat input of 71,500 Btu per hour.

The AST80-80 is similar to the AST60-60 except that the tank is of 67 gallon capacity, the recovery rate is 80 gallons

per hour for 100°F rise and the heat input is 95,000 Btu per hour.

The AST100-100, AST95-150, AST90-200 and AST75-300 are all basically the same except for size variation. They may be used as automatic storage water heaters or as automatic circulating tank heaters.

Their capacities are:

| Model      | Tank Cap. | Recovery Rate<br>—100°F rise | Heat Input<br>Btu per hour |
|------------|-----------|------------------------------|----------------------------|
| AST100-100 | 83 g.     | 100 g. per hour              | 120,000                    |
| AST95-150  | 78 g.     | 150 g. per hour              | 180,000                    |
| AST90-200  | 75 g.     | 200 g. per hour              | 240,000                    |
| AST75-300  | 63 g.     | 300 g. per hour              | 360,000                    |

The 300A and 500A Model water heaters are multi-coil type heaters intended for use with auxiliary storage tanks. The coils are made of 15 gauge copper and tested to 355 psi for a maximum working pressure of 150 psi. The burners used are of the atmospheric type with drilled ports and equipped with safety pilot. A pressure relief valve, aquastat and temperature control are provided. The enclosing jacket is insulated with 2 inches of fibreglas.

The model 300A has a recovery rate of 240 gallons per hour for a 100°F temperature rise with a heat input of 285,000 Btu per hour. The Model 500A has a recovery rate of 387 gallons per hour for 100°F rise with a heat input of 460,000 Btu per hour.

The Model 5CFA and 5PFA water heaters are multi-coil types using finned copper coils and with all waterways of copper and brass. The burners are bunsen type of heavy gauge with raised ports and porcelain enamel finished. The burners are provided with safety pilots.

The 5CFA is an automatic instantaneous type water heater that will supply hot water continuously. When a hot water outlet is opened the flowing water actuates controls to release gas to the main burner where it is ignited by the constant burning pilot flame. When hot water outlets are closed, the controls shut off flow of gas to the burner when the maximum temperature setting is reached.

Hot water recovery is 168 gallons per hour for a 100°F temperature rise and heat input is 200,000 Btu per hour.

The 5PFA Model is designed for connection to a separate storage tank using a high velocity pump for forced water circulation. A pressure relief valve is installed in the line. In other respects the 5PFA water heater closely resembles the 5CFA and the hot water recovery is also 168 gallons per hour for a 100°F rise with heat input 200,000 Btu per hr.

All water heaters listed in this report are to be connected to a legal chimney or flue, in accordance with Article 12, Administrative Building Code.

INSPECTION AND TEST: The data submitted was examined by Ass't. Engr. G. F. Sklenarik.

All heaters have been tested and approved by the American Gas Association.

RECOMMENDATION: On the basis of the data submitted, the Committee on Test recommends the approval of the Ruud Commercial gas Fired Water Heaters, Models AS20-80A, AS20-80B, AS-30-100, AS30-100A, AST60-60, AST80-80, AST-100-100, AST95-150, AST-90-200, AST75-300, 300A, 500A, 5CFA and 5PFA for use in New York City under the provisions of Article 12, Administrative Building Code provided that each water heater shall bear a label, permanently affixed reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 874-59-SA".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this appliance in accordance with the above report.



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## 57-60-SM

APPLICANT—Seelye Stevenson Value and Knecht for Granco Steel Products Company, owner; Seelye Stevenson Value and Knecht, agent.

### APPEARANCES—

For Applicant: William A. Faiella.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

57-60-SM—Seelye, Stevenson, Value & Knecht for Granco Steel Products filed for approval of the material Corruform under the provisions of Sections C26-191.0 and C26-239.0 Administrative Building Code.

USE: A component part of a four hour fire resistive floor and/or roof construction.

DESCRIPTION: The material Corruform was approved by the Board under Calendar Number 734-54-SM and the approved material is now used as a part of an assembly consisting of steel joists, Corruform, a ceiling of vermiculite gypsum plaster on wire lath and a concrete floor on top of the Corruform. The construction of the floor assembly was as follows: The steel joists spaced 2'-0" on center were braced by ½ inch round bars welded to the top and bottom chords of the joists. The Corruform sheets were then placed on top of the joists with an overlap of 0'-6" and the sheets were then welded to the joists and to each other with washers on 2'-0" centers in a diamond pattern. A wire fabric, 0'-6" x 0'-6" x 10 gauge wire is then placed over the forms to act as a reinforcing mesh in the concrete. The concrete is then poured to a depth of 0'-2½" as measured from the bottom of the corrugated steel sheets. Furring channels, placed 1'-2" on centers, are wire tied to the bottom flanges of the joists and the metal lath is then attached to the furring channels by means of tie wire. The vermiculite gypsum plaster is applied in two coats to the face of the lath; the scratch coat consists of 2 cu. ft. of vermiculite to 100 lbs. of gypsum, and the brown coat 2 cu. ft. of vermiculite to 100 lbs. of gypsum. The average thickness of plaster over the face of the lath is 0'-0-¾".

INSPECTION AND TEST: A floor system constructed as herein described was tested at the Underwriters' Laboratory in accordance with the requirements of Sections C26-588.0 through C26-590.0 and C26-609.0 Administrative Building Code. The assembly successfully met the fire hose stream and excess load tests. The complete report is on file with and is part of the record.

RECOMMENDATION: On the basis of the test and the data filed by the applicant, the Committee on Test recommends the approval of the construction as herein described, wherein the material Corruform is a component part, for use in New York City as a four hour fire resistive floor and/or roof construction on the following conditions: that the joists used in conjunction with the construction shall be approved joists, installed in accordance with the individual approval and the requirements of Section C26-519.0 Administrative Building Code; that the aggregate used in the concrete slab shall be aggregates approved by the Board; that the bracing between joists shall be as herein described and all plans submitted to the Department of Buildings showing the proposed use of this construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 57-60-SM.

The Committee further recommends that the material Corruform may be also used as a form for slabs without any structural value given to the form.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 94-60-SM

APPLICANT—Tecfab Incorporated, Beltsville, Maryland, owner.

### APPEARANCES—

For Applicant: William L. Greene and Henry A. Berliner.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

94-60-SM—Tecfab Incorporated, Beltsville, Maryland, filed for approval of the material known as Tecfab under the provisions of Section C26-446.0 Administrative Building Code.

USE: A spandrel, apron and/or curtain wall in Class I construction.

DESCRIPTION: The precast panel is 0'-4" in thickness with 0'-3⅜" of this thickness consisting of a perlite cement plaster of a mix of one part portland cement to five parts of perlite. Imbedded in this plaster and a distance of ¾" from the interior face is a trapezoidal steel corrugated section made of 20 gauge steel with 2½" deep corrugations. The corrugations are 8½" on center. The one face of the trapezoid is 5" and the other is 2". Temperature reinforcing of 20 gauge by 1½" wire mesh is fastened to both faces of the corrugation. The exterior face of the panel which is cast integrally with the plaster is a ⅝" dense portland cement concrete. The entire periphery is bound with 10 gauge steel edge piece.

INSPECTION AND TEST: The applicant has submitted test reports of various strength tests including the load test as required under Section C26-446.0 Administrative Building Code. These tests were conducted by W. L. Greene, P. E.

A fire and hose stream test as required under Section C26-446.0 Administrative Building Code was also conducted on the panel by Froeling and Robertson, Inc., Laboratories. In all tests the panel successfully met the requirements of Section C26-446.0.

The complete reports are on file with and are part of the record.

The Supervisory Committee, as defined under Article 12 of the Rules of Procedure adopted February 15, 1927, amended at various times through April 30, 1935 and revised September 22, 1959, effective October 28, 1959 under Calendar #89-27-SR, ordered that the recommendation of the Committee on Test; consisting of the Director and Engineers of the Board, be modified.

The Committee on Test's recommendation was based on tests conducted to meet the requirements of Section C26-446.0 Administrative Building Code. The tests were outlined to the applicant and the tests were conducted in accordance with the outlined procedure and successfully met the requirements of the above mentioned code requirements.

RECOMMENDATION: On the basis of the tests and the data filed by the applicant, the Committee on Test recommends the approval of the material known as Tecfab when constructed as herein described for use in New York City as a panel, apron or spandrel wall as having met the requirements of Section C26-446.0, on condition that all plans filed



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with the Department of Buildings showing the proposed use of this construction shall be stamped "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 94-60-SM".

It is further recommended, in accordance to the order of the Supervisory Committee, that the connectors to the spandrel beam be reduced to 45 inches on center which is basically demanding a factor of safety of 2 above the Administrative Building Code requirements.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 286-60-SM

APPLICANT—U. S. Gypsum Company, owner; W. W. Bainbridge, agent.

### APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
286-60-SM—The United States Gypsum Company, Chicago, Illinois, filed an application for approval of their Moveable Vaughn Walls as a 1 hour, incombustible, fireproof wall and partition system for use in offices and dwellings under the provisions of the following sections of the Administrative Code; C26-88, C26-178, C26-191, C26-239 to C26-245, inclusive, and C26-636 o.c., C26-638 o.b.3., C26-646.0, and C26-667.0.5 for all classes of construction.

USE: Moveable and replaceable or permanent walls and partitions in offices and dwellings having 1 hour incombustible rating.

DESCRIPTION: The system consists of metal floor and ceiling runners and other metal accessories for ceiling or other height walls and partitions. Provision is made for telephone and electrical wiring.

The wall or partition panels consist of a core of 1" thick U. S. Gypsum Baxbord or Sheetrock, to which is laminated in exact jigs on the job, by adhesive, a layer of 5/8" thick Sheetrock or Firecode, all previously approved under Calendar Number 486-39-SM.

In laminating the panels provision is made for a tongue and groove joint along the long edge.

In erection the tongue and groove assembled panels are fitted to each other to form tight joints with true vertical and horizontal alignment, without adhesive and fitted into the metal runners.

Provision is made for glass panels or borrowed lights and doors.

Openings may be cut into any assembled wall and two piece metal door bucks or other frames installed without disturbing the panels.

Sheetrock accessories, including Dura-Bead, metal trim, Perf-A-Tape and Perf-a-Tape Cement all previously approved are used to finish the walls or partitions.

Walls or partitions may be gasketed to increase sound proofing beyond the normal 37 decibel rating.

Abutting walls may intersect at any point as no posts are required on ceiling height walls.

The system is completely removable and reclaimable and may be re-erected with practically no waste.

INSPECTION AND TEST: U.S.G. Moveable Vaughn Walls were tested by Ohio State University Engineering Experiment Station in accordance with ASTM Designation #E119-47 as required by Section C26-609 of the Administrative Code and successfully passed a 1 hour fire and hose stream test.

U.S.G. Moveable Vaughn Walls were tested and rated 37 decibel by the Riverbank Laboratory of Illinois Institute of Technology.

Load deflection tests, natural frequency of vibration tests, and impact loading tests were conducted on walls up to 12 feet high to prove stability.

The materials and assembly were inspected by the Committee on Test.

All test reports are in the file and are part of the record.

RECOMMENDATION: The Committee on Test recommends the approval of United States Gypsum Company Vaughn Wall Partition and wall system for use as walls and partitions in offices and dwellings as a 1 hour fire resistive, incombustible, fireproof wall and partition in all classes of construction under the provisions of Sections C26-88, C26-178, C26-191, C26-239, to C26-245, inclusive, and C26-636.o.c., C26-638.o.b.3., C26-646, and C26-667.0.5., provided that each shipping ticket, bill of lading or invoice or plan shall be stamped, labeled or marked "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 286-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this material in accordance with the above report.

## 301-60-SM

APPLICANT—U. S. Gypsum Company owner; W. W. Bainbridge, agent.

### APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Material approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
301-60-SM—United States Gypsum Company, Chicago, Illinois, filed an application for approval of their U. S. Gypsum Company Metal Stud Gypsum Drywall Partition and accessories under the provisions of the following sections of the Administrative Code: C26-88, C26-178, C26-191, C26-239 to C26-245 inclusive for 1 and 2 hour, C26-635 for 2 hour, C26-636 for 1 hour, C26-638 for 1 and 2 hour, C26-639 for 1 and 2 hour, C26-646 for 1 and 2 hour, and C26-667.0.5 for 1 hour for classes of construction.

USE: For incombustible walls and partitions in offices and dwellings and where a 1 hour or 2 hour incombustible fire resistive ratings are required.

DESCRIPTION: The USG Metal Stud Gypsum Drywall Partition is a non-load bearing partition consisting of roll formed galvanized steel studs (24 gauge), floor and ceiling runners, U. S. Gypsum Company Gypsum Drywall Sheets, U. S. Gypsum Company Sheetrock (previously approved under Cal. No. 486-39-SM) or U. S. Gypsum Company Firecode Sheetrock (previously approved under Cal. No. 486-39-SM), and a patented exclusive self-drilling, self-tapping flat head screw, U. S. Gypsum Drywall Screws applied with



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a power driven screw gun which has depth limits and clutch release.

The gypsum boards are secured to the steel studs by the power driven screws.

The steel studs are designed to nest at the ends for splicing and are fastened together with the same U. S. Gypsum Drywall Screws. The steel studs have cut-outs at each end and at intermediate points for snaking phone and electric cables and conduit or for inserting additional bracing members.

The studs, nominally on 24" centers for all thicknesses of gypsum board except  $\frac{3}{8}$ ", when they are 16" on centers, are secured to the floor and ceiling runner track by snapping into place.

The studs are secured to hollow metal doorbucks or other frames by bolting or screwing to the metal anchors of the frame.

U. S. Gypsum DWC Furring Channel, a hat-shaped rolled steel shape, incombustible, may be used where gypsum drywall sheets are used to fur a wall, and may also be used for carrying channels where the partitions are fastened to a hung ceiling.

Various bases are available including, but not limited to, rubber cove moulding, plastic, asphalt, USG Hardboard, or Treated Hardboard, USG Metal Snap-On Base (previously approved under Cal. No. 257-39-SM—Vol. II) and USG Recessed Metal Base, and USG Flush Metal Base.

All inside corners, joints, and screw heads are treated with USG Perf-A-Tape Joint System, tape and cement, or cement. Outside corners are treated with USG Durabead or Perf-A-Bead. All of these have been previously approved under Calendar Number 486-39-SM.

## Metal Component Parts

The USG Metal Studs are furnished in depths of  $1\frac{5}{8}$ ",  $2\frac{1}{2}$ ", and  $3\frac{5}{8}$ ". The face surface of all sizes of studs is  $1\frac{5}{16}$ ". Lengths are up to, and including, 16'. There are cut-outs in the web to pass conduits and wires. They are rolled forms.

The USG Floor and Ceiling Runners are  $\frac{1}{8}$ " less wide than the stud size used with it. They are rolled forms.

The USG DWC Furring Channel (Dry Wall Channel) is a rolled form.

The USG Snap-On Base, the flush base and the recessed base, are rolled steel sections.

The USG Drywall Screws are specially designed oil tempered and hardened sheet metal screws. They have a self-drilling point, are self-tapping, have a radius contour head with Phillips screw grooves. When properly driven with the power screw gun with depth limit clutch release, they produce a board surface depression without breaking the paper, suitable for proper "spotting" with Perf-A-Tape Cement.

The Gypsum Drywall Sheets are  $\frac{3}{8}$ ",  $\frac{1}{2}$ ",  $\frac{5}{8}$ " or thicker USG Sheetrock or  $\frac{1}{2}$ ",  $\frac{5}{8}$ " or thicker USG Firecode Sheetrock previously approved under Calendar Number 486-39-SM. Double layers of any combination of thicknesses may be applied to the studs by screw fastening the first layer, and cementing a second layer, or by screw fastening both layers with proper length screws.

USG Baxbord, a gypsum drywall board, previously approved under Cal. No. 486-39-SM, either standard type or Firecode Type can be used instead of Sheetrock for the concealed layer in two layer construction.

All Gypsum Drywall sheets applied by screws may be readily removed by reversing the drive of the screw gun.

## Limiting Height

| USG Metal Stud Size | Maximum Partition Height |
|---------------------|--------------------------|
| $1\frac{5}{8}$      | 9'                       |
| $2\frac{1}{2}$      | 12'                      |
| $3\frac{5}{8}$      | 16'                      |

INSPECTION AND TEST: The partition was subjected to a fire and hose stream test at Ohio State Project T-1175 and successfully passed a one hour test. Construction was as follows:

*One hour*— $3\frac{5}{8}$ " USG Metal Studs, 24" o.c., set in the DWR-358 Runner floor and ceiling, with single layer  $\frac{5}{8}$ " SHEETROCK FIRECODE (U. L. Listed) attached each side with 1" self-driving USG Drywall screws 12" on centers on the concealed Stud, and 8" Center to center at vertical joints of each board. Screw heads and face joints were treated with Perf-A-Tape Joint System.

The partition was subjected to a fire and hose stream test at Underwriters' Laboratory and successfully passed a 2 hour test. Construction was as follows:

*Two Hour*— $3\frac{5}{8}$ " USG Metal Studs, 24" on center set in the DWR-358 Runner floor and ceiling, double layer  $\frac{5}{8}$ " SHEETROCK FIRECODE (U. L. Listed) applied each side; base layer screw attached with 1" USG Screws—Type S, Power-driven and spaced 12" C. to C. on the concealed stud, and 8" C. to C. at vertical joints of each board, face layer laminated with Perf-A-Tape Cement; face layer joints treated with Perf-A-Tape Joint System.

The partition constructed in accordance with the one hour fire test construction, was tested by Riverbank Laboratories and rated 39 decibel average sound transmission loss.

The metal accessories and assembly were examined by the Board and found to be as described.

Test reports are in the file and are part of the record.

RECOMMENDATION: Based on the data submitted, and the tests conducted, the Committee on Test recommends that USG Metal Stud Gypsum Drywall Partition consisting of a single layer of  $\frac{5}{8}$ " Sheetrock Firecode attached each side of U. S. Gypsum Company Metal Studs 24" on centers, by 1" USG Self-driving Drywall Screws, as described under the 1 hour test shall be approved as a 1 hour incombustible fire resistive partition for all classes of construction and that a USG Metal Stud Gypsum Drywall Partition consisting of two layers of  $\frac{5}{8}$ " Sheetrock Firecode applied to each side of U. S. Gypsum Company Metal Studs 24" on centers as described under the 2 hour test shall be approved as a 2 hour incombustible fire resistive partition for all classes of construction under Calendar Number 301-60-SM".

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby approve this material in accordance with the above report.

## 75-57-SM

APPLICANT—Van-Packer Co. Div. of Flintkote Co., Inc., owner.

SUBJECT—Application January 16, 1957—Van Packer Precast Insulated Stack (smoke stacks for commercial and Industry use), approval of.

## APPEARANCES—

For Applicant: Martin A. Krug, Jr.

ACTION OF BOARD—Application withdrawn at request of applicant in view of possible amendment by City Council of Building Code.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker.... 4  
Negative: Commissioner Fox..... 1

## 1144-40-SM

APPLICANT—United States Gypsum Co., owner.

SUBJECT—Amendment to resolution as to additional sizes of acoustical tile.

## APPEARANCES—

For Applicant: W. W. Bainbridge.

ACTION OF BOARD—Laid over for applicant to submit additional information; date to be set.



# MINUTES

## 121-59-A—Vol. II

APPLICANT—Hurley and Hughes for Jerome De Ruedas, owner.

SUBJECT—Application reopened April 19, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re Drop ladders.

PREMISES AFFECTED—256 Fulton Street, southside, 69.6 feet East of West Street, Block 82, Lot 12, Borough of Manhattan.

APPEARANCES—

For Applicant: Frank Farinella.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1960 on Alt. Applic. 1174-58, reads:

"Drop ladders not permitted. Sec. 273 LL & BSA 121-59-A."

and

WHEREAS, the applicant states that the building is 20 feet 1 inches by 69 feet in area, 2 stories, 28 feet 9 inches high, of class 3 construction, located in unrestricted use, A area, class 2 height district, built prior to 1900, now used and occupied since 1953: 1st floor—motor vehicle repair shop, 2 persons; 2nd floor—light manufacturing (carpentry), 3 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this appeal is to accept a counterbalanced drop ladder from the new fire escape on the front of the building down to the sidewalk instead a counterbalanced stair as required by the previous decision of the Board; that the appeal is based on the practical difficulty of installing the counterbalanced stair on this narrow building and the fire escape would only be used for three people; that the building is only 20 feet wide and the 2nd floor only 11 feet from the sidewalk; that since the counterbalanced stair must be 10 feet clear of sidewalk when not in use, each of three fire escapes firms has pointed out that a counterbalanced stair will not fit on the building; that there are only 3 occupants on the 2nd floor and 2 occupants on the 1st floor; that Article 1, Section 2, subdivision 9 of the Labor Law states that no structural changes are required where less than 6 persons are employed.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, acting on Alt App 1174-58, Objection dated March 18, 1960, and that the appeal be and it hereby is *granted, on condition* that the work be done in accordance with drawings filed with this appeal dated March 22, 1960, 2 sheets; and that a counterbalanced drop ladder be installed at each end of the balcony on the front of the building as shown on the drawings above cited.

## 640-59-A

APPLICANT—Samuel Garnett for 306 East 61st Street Corporation owner.

SUBJECT—Application October 6, 1959—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—306-316 East 61st Street, southside, 125 feet east of 2nd Avenue, Block 1435, Lot 44, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Garnett.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 4

Negative: Vice Chairman Kleinert ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated September 24, 1959 on Alt. Applic. 952-55, reads:

"5. Provide 2 lawful means of egress from each area used as as a factory as per Sec. 271 L.L. Fire Escape not acceptable as means of egress from 7 story building."

and

WHEREAS, the applicant states that the building is 110 feet 6 inches by 100 feet 5 inches irregular in area, 7 stories, 86 feet 8 inches high, of class 3 construction, located in business use, B area, class 1½ height district, built in 1904, now used and occupied since 1905: actual present use: cellar—boiler room and storage, 5 persons; 1st floor—laundry and factory (furniture), 70 persons; 2nd floor—2 factory (furniture), 5 persons; 3rd floor—2 factorys (furniture and drapery), 5 persons; 4th floor—laundry, 100 persons; 5th floor—showroom and factory, (ball pen) 50 persons; 6th floor—office and factory (furniture), 75 persons; 7th floor—office and factory, 75 persons; the present use is the same; that the proposed use will be changed within the next 5 years to comply with the law; boiler room and storage, 5 persons; 1st floor—laundry and factory (furniture), 70 persons; 2nd floor—offices and showroom, 20 persons; 3rd floor—offices and showrooms, 20 persons; 4th floor—laundry, 100 persons; 5th floor—factory (ball pen), 50 persons; 6th floor—offices and showroom, 75 persons; 7th floor—office and showroom, 75 persons; and

WHEREAS, the applicant states that the building is sprinklered throughout; that the non-complying occupancy will be very light; that the owner will insatl a new approved egress from the terminus of the existing fire escapes to the street; that the cost of installing new labor law fire escapes would exceed \$20,000 because of the special ventilating ducts required by the factories would have to be reinstalled; that applicant request is for permission to continue to use these fire escapes as legal means of egress; and

WHEREAS, the applicant further contends that the rapidity of this changeover is limited by existing leases that statutory tenant rights of the present tenants; that as shown in the plan of proposed conditions the 1st and 4th floors will so comply now; that on the 5th floor the factory will before the 5 year period, occupy the full floor and have 2 legal means of egress via the existing stairs; that on all other floors, the offices and showrooms will have 2 legal means of egress in full compliance with the building code; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the requirements of the Labor Law, as cited in a decision of the Borough Superintendent, dated September 24, 1959, acting on Alt. App. 952/55, Objection No. 5 and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed herewith dated May 20, 1960, 9 sheets; that the occupancy of any floor shall not exceed seventy (70) persons; that proper aisle spaces shall be maintained to all exits; that the present sprinkler system shall be maintained; that this grant shall be for a period of five (5) years; and that a new certificate of occupancy shall be obtained.

## 804-59-A

APPLICANT—Hady H. Craigwell for Max Pearstein, owner.

SUBJECT—Application November 25, 1959—Appeal from a decision of the Borough Superintendent, re—frame building, business use.

PREMISES AFFECTED—23-46 126th Street, west side, 55.1 feet east of Garden Street, Block 3138, Lot 22, Borough of Brooklyn.

APPEARANCES—

For Applicant: H. H. Craigwell.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1959 on Alt. Applic. 3209-58, reads:

"1. The extension of business use in a frame building is contrary to Sec. 4.2.1 of Bldg. Code."

and  
WHEREAS, the applicant states that the building is 25 feet by 55 feet in area, 3 stories, 34 feet high, of class 4 construction, located in unrestricted use, B area, class 1 height district, built in 1888, used and occupied since 1925 as follows: Cellar—boiler room and storage; 1st floor—store; 2nd and 3rd floors—2 apartments each floor; and

WHEREAS, the applicant states that the present owner purchased and occupied this property in May 1956; that only one violation related to hall toilets existed at that time; that on the basis of this condition the purchase was completed and in good faith the owner moved his business into the store as it was; that 2 years later a violation was issued regarding the decrease in the number of apartments; that Alt. Applic. 3209-58 was filed; that the Building Department has denied under Section 4.2.1 of the Building Code the business expansion within a frame building which would have eliminated the former rear 2 room apartment; that this condition has existed for some 30 years is of the owner's personal knowledge and has been attested to by his neighbors; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended granting under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated November 25, 1959, acting on Alt. Applic. 3209/58, Objection No. 1, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform with the drawings herewith submitted, dated January 25, 1960, 1 sheet; that the capacity of the floor shall be adequate to sustain the feed bags which are placed thereon to the satisfaction of the Borough Superintendent; that the first floor ceiling shall be fire-retarded throughout and that a certificate of occupancy shall be obtained.

## 76-60-A

APPLICANT—Benjamin W. Bernstein for Thomas Lainis, owner.

SUBJECT—Application February 3, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extensions.

PREMISES AFFECTED—848 Flushing Avenue, south 215.17 feet north of (existing), 185-17 feet north of (proposed) 25th Avenue, Block 4229, Lot 48, College Point, Borough of Queens.

APPEARANCES—

For Applicant: Murray L. White.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 1, 1960 on Alt. Applic. 1655-59, reads:

"1. The proposed frame extensions located in a 'C' Zone are contrary to Sec. C26-247.0 of the Administrative Code.

"2. This being a case originally approved by the Board under Cal. 859-52-A, on Jan. 27, 1953, any additions to the structure of frame construction should be submitted to the B.S.&A. for its decision."

and

WHEREAS, the applicant states that the building is 56.25 feet by 99 feet in area, class 1½ stories, 18 feet high, of class 4 construction, located in residence use, C area, class 1 height district, built in 1953, now used and occupied since December 1, 1953 as follows: cellar—ordinary; 1st floor—one family dwelling; attic—unfinished, in accordance with Certificate of Occupancy #Q92922 issued November 23, 1953 against N.B. Applic. 6716-52; that the proposed use and

occupancy will not change; and

WHEREAS, the applicant states that the exterior walls are of wood; that the interior surface has rock lath and plaster; that the exterior has asbestos shingles; that the owner erected without a permit a rear extension to the 1st floor; that structurally and otherwise complies with the Administrative Code; that it is proposed to erect an attached one-car garage, 12 feet 6 inches by 23 feet to match the existing architecture and exterior wall construction; that the garage will comply with the Administrative Code; that the area coverage exclusive of garage is 1085 square feet or less than 19%; and

WHEREAS, the premises was inspected by a committee of the Board and the committee recommended that the appeal be granted on condition.

*Resolved*, that the decision of the Borough Superintendent, dated February 1, 1960, acting on Alt. App. 1655-59, Objections No. 1 and 2, be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated February 3, 1960, five sheets; and that a certificate of occupancy be obtained.

## 312-50-A

APPLICANT—Samuel Rosenblum for Weitmar Realty Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from an order of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—222-224 West 37th Street, south side, 275 feet west of 7th Avenue, Block 786, Lot 62, Borough of Manhattan.

APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* on July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR." (Fire Dept. decision 4/26/60)

## 912-51-A

APPLICANT—Samuel Rosenblum for Palace Realty Company, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—231-239 West 29th Street, north side, 353 feet 6 inches west of 7th Avenue, Block 779, Lot 17, Borough of Manhattan.



# MINUTES

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on September 25, 1956, as *amended* on July 8, 1958, by adding thereto:

“that the automatically controlled elevators may be permitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR.” (Fire Dept. Decision 4/26/60)

## 545-52-A—Vol. II

APPLICANT—Samuel Rosenblum for Bert-Len Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously approved.

PREMISES AFFECTED—313 315 West 35th Street, north side, 150 feet west of 8th Avenue, Block 759, Lot 31, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 12, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 12, 1959, as amended through December 1, 1959, by adding thereto:

“that the automatically controlled elevators may be permitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR.” (Fire Dept. Decision 4/26/60)

## 844-56-A

APPLICANT—Samuel Rosenblum for Edmore Holding, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—re elevator in readiness; previously granted on condition.

PREMISES AFFECTED—249 West 29th Street, north side, 175 feet east of 8th Avenue, Block 779, Lot 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on February 5, 1957 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 5, 1957, as amended through July 8, 1958, by adding thereto:

“that the automatically controlled elevators may be permitted *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolution adopted by the Board under Cal. No. 630-56-GR.” (Fire Dept. Decision 4/26/60)

## 974-57-A

APPLICANT—Simeon Heller & George J. Meltzer for 172nd Street Realty Corp., owner; Eutectic Welding Alloys Corp., lessee.

SUBJECT—Application for consideration—reopening for amendment of the resolution—re Appeal from a decision of the Borough Superintendent—re Class 3 construction, increase in area of building; previously granted on condition.

PREMISES AFFECTED—40-40 172nd Street and 171-20 Station Road block bounded by 172nd Street south side Station Road, east side Auburndale Lane and 42nd Street, Block 5351, Lot 1, Auburndale, Borough of Queens.

## APPEARANCES—

For Applicant: George J. Meltzer.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on March 1, 1960 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the applicant states that the proposed building will comply in all respects with the requirements of the Administrative Building Code and the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on March 1, 1960, by adding thereto:



# MINUTES

"that the proposed cellar, one and two-story building may be constructed as shown on revised drawings marked 'Received May 12, 1960,' 11 sheets, *on condition* that the requirements of the Building Code and all other laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained." (Alt. 2767/56)

## 821-59-A

APPLICANT—Halperin, Natanson, Shivitz, Scholer and Steingut, for Jack Goodman et al, owner.

SUBJECT—Application December 8, 1959—Appeal from a decision of the Borough Superintendent, re—Class 3 construction, height excessive, stair construction and egress.

PREMISES AFFECTED—507-509 West 125th Street, north side, 72 feet 8 inches west of Amsterdam Avenue, Block 1982, Lot 22, Borough of Manhattan.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn, at request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 179-60-A

APPLICANT—H. Kamenka for Adee Tower Apts, Incorporated., owner.

SUBJECT—Application March 10, 1960—Appeal from a decision of the Borough Superintendent—re use of double hung aluminum windows.

PREMISES AFFECTED—3000 Bronx Park East, northeast corner of Adee Avenue, Block 4543, Lot 1, 3, 5, 7, 8, 9, 31, 37, 50, 53, 55, 57, 59, 63, 65, 67, and 22-P, Borough of The Bronx.

APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at the request of the applicant.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 137-60-A

APPLICANT—Joseph Nirenberg for Clare Marks, owner.

SUBJECT—Application February 29, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 56 of the Multiple Dwelling Law re—increase in occupancy, with a frame structure on the same lot.

PREMISES AFFECTED—2823 West 29th Street, east side, 175 feet south of Neptune Avenue, Block 7011, Lot 79, Borough of Brooklyn.

APPEARANCES—

For Applicant: Joseph Nirenberg.

ACTION OF BOARD—Appeal dismissed for lack of jurisdiction.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Fox ..... 4  
Negative: ..... 0  
Not Voting: Commissioner Becker ..... 1

## 420-59-A—Vol. II

APPLICANT—A. L. Seiden for Bertha Best, owner.

SUBJECT—Application reopened March 8, 1960—Appeal from a decision of the Borough Superintendent, re second means of egress.

PREMISES AFFECTED—41-43 Division Street, south-side, 132 feet 2½ inches west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.

APPEARANCES—

For Applicant: A. L. Seiden.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P. M. for reinspection and decision; hearing closed.

## 24-60-A

APPLICANT—Gabriel Nathan for Bernard Stern, owner.  
SUBJECT—Application January 12, 1960—Appeal from a decision of the Borough Superintendent—re frame building, factory use.

PREMISES AFFECTED—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan and Bernard Stern.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P. M. for inspection and decision.

## 64-60-A

APPLICANT—Sidney and Gerald M. Daub for Albert Topper, owner.

SUBJECT—Application January 28, 1960—Appeal from a decision of the Borough Superintendent—re change in use, from beauty parlor to dental laboratory.

PREMISES AFFECTED—284 Third Avenue, west side, 25 feet north of East 22nd Street, Block 878, Lot 36, Borough of Manhattan.

APPEARANCES—

For Applicant: Sidney Daub.

ACTION OF BOARD—Laid over; date to be set for hearing when zoning application has been processed.

## 75-60-A

APPLICANT—Sidney M. Shelov for Selig S. Burrows, owner.

SUBJECT—Application February 5, 1960—Appeal from a decision of the Borough Superintendent re—Class 3 building height, stairway and live load.

PREMISES AFFECTED—4 West 56th Street, south side, 125 feet west of Fifth Avenue, Block 1271, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio, S. M. Shelov, Louis Jobrack and Selig S. Burrows.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P. M. for inspection and decision.

## 667-50-BZ—Vol. IV

APPLICANT—Haus & Bresin for C.R.T. Holding Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete which expired March 25, 1959—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f, 7i and 7c of the Zoning Resolution, permitting in a business, retail and residence use district, the proposed extension in area of plot and extension in area of the building area of present auto laundry and gasoline service station and proposed use of premises as auto laundry, offices, gasoline service station sale of auto accessories, parking, storage of more than 5 cars, lubrication, wheel alignment, brake testing, repairs, minor repairs and auto safety inspection station.

PREMISES AFFECTED—85-07 Queens Boulevard and 51-25 to 51-39 Reeder Street, northeast corner, Block 1549, Lots 41, 48 and 51, Lot 41 tentative, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: Joseph C. Haus.

ACTION OF BOARD—Application reopened and resolution amended and time extended.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0



# MINUTES

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. IV on January 24, 1956 on certain conditions; and

WHEREAS, the resolution was amended on March 19, 1957; and

WHEREAS, time to obtain permits and complete the work was extended on March 25, 1958; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 10, 1951, as *amended* through January 24, 1956, by adding thereto:

"that the extensions to the building may be omitted and the work done in accordance with revised drawings marked 'Received April 28, 1960,' 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a Certificate of Occupancy shall be obtained." (Alt. 2119/54)

## 667-59-A

APPLICANT—Hannibal F. Zumbo for Carmelo Carozza, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; re area excessive for number 3 construction; previously granted on condition.

PREMISES AFFECTED—212-216 Hoyt Street, west side, 40 feet south of Baltic Street, Block 403, Lots 33, 34, 35, 36, 40 and 41, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Hannibal F. Zumbo.

ACTION OF BOARD—Request to reopen and amend denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the Board has considered the applicant's appeal for amendment of the resolution, to omit the sprinkler system from the cellar and first floor and does not feel that this sprinkler system should be omitted.

*Resolved*, that the request to reopen and *amend* the previous resolution of the Board be and it hereby is *denied*.

## 707-58-BZ

APPLICANT—Leonard F. Rothkrug for George and Witali Federow, doing business as Four Brothers Repair Shop, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired April 21, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 7i of the Zoning Resolution, permitting in a business use district the rebuilding and extension of a motor vehicle repair shop, completely destroyed by fire with accessory welding, painting and spraying and the additions of gasoline pumps and tanks, not for sale, car washing, non-automatic, parking and used car sales all for a temporary term of ten years.

PREMISES AFFECTED—858-862 Bedford Avenue, west side, 232 feet 9 inches north of Myrtle Avenue, Block 1900, Lots 53 and 54, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 21, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 21, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (Alt. App. 3558/58)

## 251-59-BZ

APPLICANT—Hannibal F. Zumbo for Carmelo Carrozza, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 21 and 7h of the Zoning Resolution, permitting in a local retail and residence use C area district, the erection of a one story extension, exceeding the permitted area coverage and parking of employees and patron's cars and delivery for a term of years, in the residential portion of the plot.

PREMISES AFFECTED—212-216 Hoyt Street, west side, 40 feet south of Baltic Street, Block 403, Lots 33, 34, 35, 36, 40 and 41, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Hannibal F. Zumbo.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 15, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 15, 1959, by adding thereto:

"that the cellar under the proposed extension may be omitted; that the 3rd floor in all three buildings shall remain vacant; and that the 2nd floors of the three buildings may be combined for use by one family; all as shown on revised drawings marked 'Received April 28, 1960,' 7 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 3189/58)

## 488-59-BZ

APPLICANT—Goldwater and Flynn for Shnamore Incorporated, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a gasoline service station, office, lubritorium, car washing and parking and storage for more than five (5) motor vehicles.

PREMISES AFFECTED—974 Westchester Avenue, southwest corner of Tiffany Street, Block 2713, Lot 19, (tentative) Borough of The Bronx.

## APPEARANCES—

For Applicant: Samuel Rosenblum and Louis R. Colman.

ACTION OF BOARD—Application reopened and resolution amended.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 22, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1959, by adding thereto:

"that the redesign and rearrangement of the gasoline service station may be permitted as shown on revised drawings marked 'Received April 29, 1960,' 2 sheets, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (N.B. Applic. 1037/59)

## 155-48-BZ

APPLICANT—Leonard F. Rothkrug for Kulman Realty Corp., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired July 13, 1958—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district an illuminated advertising sign.

PREMISES AFFECTED—120-122 East 86th Street, south side, 188 feet 4 inches west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on July 6, 1960, at 10 A. M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 551-49-BZ—Vol. II

APPLICANT—John J. Tricarico for Remmco Realty Corporation, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting on a plot located partly in a business and unrestricted use district, the additional use of motor vehicle repair shop on first story of a building occupied as a gasoline service station, lubrication, office, auto parts sale, garage for more than five motor vehicles and factory.

PREMISES AFFECTED—88-02 to 88-08 102nd Street and 100-26 88th Avenue, southwest corner, Block 9286, Lot 61, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: John J. Tricarico.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 640-51-BZ

APPLICANT—Leonard F. Rothkrug for Nathan Slugh, owner.

SUBJECT—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on con-

dition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

PREMISES AFFECTED—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Application reopened and set for hearing on July 6, 1960, at 10 A. M., to consider extension of term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 754-59-BZ—Vol. II

APPLICANT—Max Siegel Associates for Park Web Inc., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously denied, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection of a one (1) story business building for a supermarket with accessory parking, loading berth and business signs for a term of twenty-one (21) years with the omission of the required side yard and setbacks on the street line.

PREMISES AFFECTED—720 Castle Hill Avenue, southeast corner of Homer Avenue, Block 3613, Lots 32, 36 and 40, Borough of The Bronx.

## APPEARANCES—

For Applicant: Max Siegel.

ACTION OF BOARD—Application reopened as Vol. II, subject to the regular procedure, to consider a revised proposal, based on new facts.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 571-27-BZ—Vol. III

APPLICANT—Dominick Salvati and Son for Robert Kahn, owner.

SUBJECT—Application reopened March 15, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7h and 21 of the Zoning Resolution, to permit in a business and residence use C area district the erection of a supermarket with loading and unloading at the rear excessive in built area in a business district and parking for customers and employees at the rear of the proposed supermarket which is located in a residence use portion of the plot.

PREMISES AFFECTED—885 Rogers Avenue southeast corner of Snyder Avenue, Block 5111, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leon Komondorea.

ACTION OF BOARD—Application withdrawn at request of the applicant, to comply.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 3:50 P.M.

JOSEPH J. DOYLE, Chief Clerk.



# CORRECTION

## \*CORRECTION

\* That portion of the minutes of the meeting of the Board of Standards and Appeals held on May 17, 1960 as they appeared in Bulletin No. 21 Vol. 45 are hereby corrected to read as follows:

### 796-59-BZ

APPLICANT—Lama, Proskauer and Prober for Norman C. Norman, owner; Mobil Oil Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7a, 7e, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase the area of the station and extend the uses to include lubritorium, minor auto repairs, car washing, store utility room, sign, with show windows, signs and curb cuts within 75 feet of a residence use district and parking and storage of motor vehicles.

PREMISES AFFECTED—119 Bruckner Boulevard and 111-121 Brook Avenue, northwest corner, Block 2261, Lots 9 and 11, Borough of The Bronx.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a, e, i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and office, increase in area of the station and to extend the uses to include lubritorium, minor auto repairs, car washing, store, utility room, sign with show window, and signs and curb cuts within 75 feet of a residence use district for a permanent grant under Section 7a for Lot 11, and *parking and storage of motor vehicles* for a term of twenty years under Section 7f for Lot 9, *on condition* that all work shall be done in accordance with drawings dated December 3, 1959, 5 sheets; and *on the further condition*

that the metal garage now existing on Lot 9 shall be demolished and removed; that all other laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

\* Correction—In the Resolved portion the words "*parking and storage of motor vehicles*" are added as indicated in italics above.

## \*CORRECTION

\* That portion of the minutes of the meeting of the Board of Standards and Appeals held on June 30, 1959 as they appeared in Bulletin No. 27 Vol. 44 are hereby corrected to read as follows:

### 563-45-BZ—Vol. II

APPLICANT—Isaac Renart, Henry and Carmella Kodzi, owners; The California Oil Company, lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7A of the Zoning Resolution, permitting in the rebuilding of the existing gasoline service station, office, sale and greasing pits to a gasoline service station, office, sale and storage of auto accessories, car washing, non-automatic, auto repairs with hand tools only and parking of more than 5 cars waiting to be serviced with show windows and curb cuts within 75 feet of a residence use district.

PREMISES AFFECTED—217-38 Hempstead Avenue, southeast corner of 217th Place, Block 11096, Lot 1 Queens Village, Borough of Queens.

\* Correction—In the Premises Affected portion the address is corrected to read 217-38 Hempstead Avenue as shown in italics above.

# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1)

and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.



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## RULES

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

#### 5.1 SAMPLING FOR TEST SPECIMENS —

Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

#### 5.3 CONDITIONING OF TEST SPECIMENS—

The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

#### 5.4 TEST FOR PERMANENCE OF CHEMICALS—

Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ¾-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



# BULLETIN

OF THE

## BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 25

### DIRECTORY

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OFFICE—80 Lafayette Street, 9th Floor, Manhattan, New York 13, N. Y.

TELEPHONE—WHitehall 3-3600, Extensions 2600-2609, 2769-2770 and 3020-3024.

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### PETITION AND ORDER TO SHOW CAUSE SERVED ON THE BOARD OF STANDARDS AND APPEALS.

On June 10, 1960, Petition and Order To Show Cause was served on the Board by Harold F. Cullen, attorney for petitioners, Alexander Sonek and Anna Sonek, objecting property owners, seeking a review of the Board's determination on May 3, 1960, granting a variance under Section 21 of the Zoning Resolution, to permit in an E area district, the erection of a two story extension over the basement portion of an existing synagogue occupying more than the permitted area coverage; Calendar Number 447-59-BZ; Premises 92-15 69th Avenue, southwest corner of Kessel Street, Block 3196, Lot 33, Forest Hills, Borough of Queens.

\* \* \* \*

### COURT DECISION.

Matter of John Lawrence Fopeano vs. Murdock:—On October 28, 1958, the Board granted a variance by a vote of 3 to 2 under Sections 7f, 7e and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, minor auto repairs, office, parking and storage of motor vehicles for a stated term of fifteen (15) years; Calendar Number 625-53-BZ—Vol. II; Premises 1043-1059 McDonald Avenue and 101-111 Foster Avenue, northwest corner, Block 5426, Lots 1 and 5, Borough of Brooklyn.

At Special Term, Supreme Court, Mr. Justice Schwartzwald affirmed the Board's decision. The motion to vacate the order of certiorari and to dismiss the petition is granted. (N. Y. Law Journal, February 9, 1960, page 15.)

### NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.



# CALENDAR

## DOCKET

*New Cases Filed up to June 14, 1960*

*Cal. No. Dept. Premises Affected*

**438-60-SR**—Rules—to supplement the requirements of Section 280 of the Labor Law, re—installation of Automatic Fire Extinguishing Systems in factory buildings having medium or high hazard occupancy below the uppermost floors, adoption of.

**439-60-SM**—Fiberglas Acousti-Flo System, manufactured by Owens-Corning Fiberglas Corp., Material.

**440-60-SM**—Pioneer 3 Hour Firedoor, manufactured by the Fireproof Door Corp., Material.

**441-60-BZ**—B.Bx.—2031 Tomlinson Avenue, west side, 125 feet south of Lydig Avenue, Block 4305, Lot 11, Borough of The Bronx, Alt. 88-60, re—proposed increase in occupancy of a 3 story brick 4 family heretofore converted multiple dwelling to a 5 family converted dwelling, E-1 area, residence use district.

**442-60-BZ**—B.Bx.—2520-2540 (2530 official), Independence Avenue, south side, 160.14 feet east of Palisade Avenue, 2400-2450 Palisade Avenue, and 2401-2441 Bradley Terrace, Block 3407, Lots 2, 212 and 220, Borough of The Bronx, N.B. 518-60, re—proposed 6 story, non fireproof Class A multiple dwelling, and will exceed the permissible floor area ratio, E-1 area, residence use district.

**443-60-SM**—Certain-teed Sheathing and Insulation Board, manufactured by Southern Pine Lumber Co., Material.

**444-60-SM**—Plexiglas G, manufactured by Rohm & Haas Co., Material.

**445-60-SM**—Tri-Bond Mosaics, manufactured by Mastro Plastics Corp., Material.

**446-60-A**—B.M.—29 West 12th Street, north side, 300 feet west of 5th Avenue, Block 576, Lot 55, Borough of Manhattan, Alt. 791-60, re—proposed use of the cellar front as a 3 room apartment in a multiple dwelling.

**447-60-SM**—Dayton Sure-Grip Threaded Inserts F5, Malleable Loop Inserts F6, Shelf Angle Inserts F7, manufactured by the Dayton Sure Grip & Shore Co., Material.

**448-60-SA**—Varec Liquid Level Limit Switches, Model Nos. 2550, 2551, 9600-RS, 2557 Series, manufactured by The Vapor Recovery Systems, Appliance.

**449-60-A**—B.R.—163-199 Wolverine Street, north side, and 196-248 Amber Street, south side, Block 4419, Lots 60, 66, 69 to 85 and 100, 103 to 125 inclusive, New Dorp, Borough of Richmond, N.B. 492-60 to 500-60 and 668-60 to 681-60, re—proposed erection of 26 one family dwellings not facing legal streets.

**450-60-A**—B.Q.—83-78 117th Street, west side, 225 feet north of 84th Avenue, Kew Gardens, Borough of Queens, N.B. 426-60, re—building does not front on mapped street.

**451-60-A**—B.Q.—83-80 117th Street, west side, 200.16 feet north of 84th Avenue, Kew Gardens, Borough of Queens, N.B. 427-60, re—building does not front on mapped street.

**452-60-BZ**—B.Q.—71-12 35th Avenue, south side, 100 feet west of 72nd Street, Block 1271, Lot 5, Jackson Heights, Borough of Queens, Alt. 755-60, re—proposed use of premises for garages for 5 motor vehicles for business use, in the residence portion of lot, partly residence use and partly retail use districts and use of community driveway in a retail use district extending into a residence use district for business use.

**453-60-SA**—Scalefree Gas-Fired Storage Water Heater, Model No. 230, manufactured by The Patterson-Kelley Co., Inc., Appliance.

### *Restored to Docket*

**840-49-BZ**—B.M.—315 East 53rd Street, north side, 177 feet east of 2nd Avenue, Block 1346, Lot 8, Borough of Manhattan, Alt. 1603-49, reopened for consideration as to extension of term of variance, re—manufacturing—residence use district.

**492-29-BZ—Vol. V**—B.Bx.—2183-2185 Grand Concourse, west side, 154.94 feet south of East 182nd Street, Block 3162, Lot 30, Borough of The Bronx, Alt. 461-57, reopened for consideration as to extension of term of variance, re—change in occupancy of 1st floor to business use—residence use district.

**876-52-BZ—Vol. II**—B.Q.—71-08 51st Avenue and 51-01 to 51-11 71st Street, southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens, Alt. 2511-59, re—proposed extension of existing factory building into residence portion; area excessive—business and residence use districts.

**1004-57-BZ—Vol. II**—B.B.—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn, Alt. 135-60, re—motor vehicle repair shop—business use district.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.

## RULES

*Last Publication*

|                                                                                |                                |
|--------------------------------------------------------------------------------|--------------------------------|
| Arc and Gas Welding and Oxygen Cutting .....                                   | Nov. 27, 1956.                 |
| Carbon Dioxide Liquefier Rules..                                               | Mar. 18, 1947—Vol. 32, No. 11  |
| Cements, Air Entraining Portland, Rules for Approval and Use of.               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)...                                              | Aug. 3, 1937—Vol. 22, No. 31   |
| Dry Cleaning Establishments, Rules Covering .....                              | Sept. 15, 1955.                |
| Elevator Rules .....                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
| Erection, Alteration, Repair, Excavation for and Demolition of Buildings ..... | Feb. 1, 1956.                  |



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|                                                                                                | Last Publication               |
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| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | June 23, 1960—Vol. 45, No. 25  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | Apr. 22, 1952—Vol. 37, No. 17  |
| Fireproof Wood, Testing of.....                                                                | Apr. 13, 1937—Vol. 22, No. 15  |
| Gas Shut-Off Rules .....                                                                       | Apr. 7, 1925—Vol. 10, No. 14   |
| Hatchway Protection .....                                                                      | June 5, 1928—Vol. 13, No. 23   |
| Insulating Fibre Board Rules ....                                                              | Mar. 25, 1952—Vol. 37, No. 13A |
| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
| Oil Burner Rules .....                                                                         | June 25, 1959—Vol. 44, No. 25  |
| Opening Protective Assemblies, Rules for Inspection of .....                                   | May 27, 1954.                  |
| Parking and Storage of Motor Vehicles—Rules of Commissioner of Housing and Buildings .....     | Sept. 7, 1948—Vol. 33, No. 36  |
| Plumbing Rules .....                                                                           | Aug. 3, 1937—Vol. 22, No. 31   |
| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | Feb. 25, 1960—Vol. 45, No. 8   |
| Sprinkler, Rules .....                                                                         | June 29, 1937—Vol. 22, No. 26  |
| Standpipe Fireline Rules .....                                                                 | June 8, 1937—Vol. 22, No. 23   |
| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)..                                  | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

## JUNE 28, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday morning, June 28, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka, and Robert Zeiller, Contract Purchaser.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B(d) of the Zoning Resolution, to permit in a residence use "B" area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

PREMISES AFFECTED—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches, west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

Laid over from June 14, 1960, to June 28, 1960, for hearing at request of objector, applicant concurring.

### 888-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the modernization of the present service building of an existing gasoline service station, lubricatory and auto laundry and extend the uses to include car washing, salesroom,

utility room, minor auto repairs, ground sign, install five (5) additional 550 gallon gasoline tanks, rearrange curb cuts, and parking and storage of motor vehicles.

PREMISES AFFECTED—71-01 to 71-19 (71-05 official) Myrtle Avenue, and 72-04 to 72-14 71st Place, northwest corner, and 71-02 to 71-22 Cooper Avenue and 72-01 71st Street, Block 3692, Lot 1, Ridgewood, Borough of Queens.

### 9-60-BZ

APPLICANT—Maxfield Blaubeux for Jerome Avenue Brooklyn, Incorporated, owner.

SUBJECT—Application January 7, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a "D" area district, the erection of a one story extension to the present two story building for use as an addition to the existing Post Office and occupying more than the permitted area coverage.

PREMISES AFFECTED—2602-2628 East 18th Street, west side, from Avenue Z to Jerome Avenue, 1714-1724 Avenue Z and 1721-1723 Jerome Avenue, Block 7462, Lots 6 and 7, Borough of Brooklyn.

### 341-43-BZ—Vol. V

APPLICANT—Martyn N. Weston for 3319 Realty Corporation, owner.

SUBJECT—Application reopened January 19, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district the conversion of a bank of 57 single car public garages into a "laundry supplies and garment storage" area, and an open parking lot for Riteway Laundry employees.

PREMISES AFFECTED—3319-3325 Atlantic Avenue, northeast corner of Euclid Avenue, Block 4145, Lots 1, 13 and 23, Borough of Brooklyn.

### 290-50-BZ—Vol. II

APPLICANT—William J. Calise for Joan Levin, owner.

SUBJECT—Application reopened December 22, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection of a store building with parking for patrons' cars.

PREMISES AFFECTED—695 to 715 Avenue Z northside from East 1st to East 2nd Streets, 2569 to 2579 East 1st Street and 2574 to 2584 East 2nd Street, Block 7217, Lots 38 and 49, Borough of Brooklyn.

### 125-60-BZ

APPLICANT—Leonard F. Rothkrug for Jaspa Specialties Company, owner; Governale Brothers, Incorporated, lessee.

SUBJECT—Application February 24, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D and E-1 area district, the erection of a one story extension exceeding the permitted area coverage for a D area district and encroaching on the required setback for an E-1 area district and extend the present factory for the manufacture of metal products from the business use portion into the residence use portion of the plot with accessory welding, paint dipping, warehouse and with parking for employees and customers cars within the residence use district.

PREMISES AFFECTED—5402-5424 Avenue N and 1575-1587 and 1591-1593 East 54th Street, southeast corner, and 1534-1552 East 55th Street, Block 7899, Lot 39, Borough of Brooklyn.

### 465-55-BZ—Vol. III

APPLICANT—Larry Meltzer for 325 North Macquesten Parkway Corporation, owner.

SUBJECT—Application reopened December 1, 1959 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business, retail and residence use district, the extension of the present legal parking lot used in conjunction with the existing gasoline service station, public garage and auto



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laundry and extend these uses to include the sales and storage of auto tires.  
**PREMISES AFFECTED**—486 to 496 Coney Island Avenue, west side, 91 feet, 9½ inches, south of Church Avenue, 804 to 826 Church Avenue, southside, 94 feet, ½ inch west of Coney Island Avenue, Block 5341, Lots 5, 8 and 17, Borough of Brooklyn.

## 859-59-BZ

**APPLICANT**—Gallop Climenko and Gould for 345 East 56th Street Company, owner.  
**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a multiple dwelling with stores on the first floor, extending from the local retail use into the residence use district.  
**PREMISES AFFECTED**—1023-1031 First Avenue and 345-353 East 56th Street, northwest corner, Block 1349, Lots 22 to 27 inclusive and 122, Borough of Manhattan.

## 129-60-BZ

**APPLICANT**—Paul Friedman for C.R.H.O., Incorporated, owner; General Outdoor Advertising Company, lessee.  
**SUBJECT**—Application February 25, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, non-automatic car washing, office and sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five (5) cars and ground sign in a retail use district, for a term of fifteen (15) years.  
**PREMISES AFFECTED**—106-19 Rockaway Boulevard, north west corner of 107th Street, Block 11473, Lot 7, Ozone Park, Borough of Queens.

## 105-60-BZ

**APPLICANT**—Harry G. Savran for Greenpoint Warehouse Terminal Co., Incorporated, owner.  
**SUBJECT**—Application February 17, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the maintenance of a drug store on the first floor of an existing multiple dwelling occupied by Doctors' offices.  
**PREMISES AFFECTED**—1749 Grand Concourse, northwest corner of Clifford Place and 1740 Walton Avenue, northeast corner of Clifford Place, Block 2822, Lot 19, Borough of The Bronx.

## 59-60-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer for Harry Levy, owner.  
**SUBJECT**—Application January 26, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to an existing dwelling with less than the required distance from the rear lot line and setback from the street line.  
**PREMISES AFFECTED**—219-04 Stewart Road, south east corner of 219th Street, Block 7794, Lot 460, Queens Village, Borough of Queens.

## 70-60-BZ

**APPLICANT**—John F. Fitzsimons for Lorma Restaurant, Incorporated, owner.  
**SUBJECT**—Application February 2, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the extension of the accessory parking to an existing restaurant from the local retail use into the residence use portion of the plot.  
**PREMISES AFFECTED**—167-19 Northern Boulevard, and 41-10 to 41-28 168th Street, northwest corner, and 40-51 167th Street, Block 5342, Lots 1, 64 and 11, Flushing, Borough of Queens.

## 431-49-BZ—Vol. III

**APPLICANT**—Max Horn, for Donohue Holding Corp., owner; Gerard Letterin, doing business as J & L Automotive Service, lessee.  
**SUBJECT**—Application reopened April 21, 1959 as Volume III—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the construction of a one story extension to the north end and a two story extension to the south end of the service building of an existing gasoline service station to house the present motor vehicle repairs and one dwelling on the second floor of the two story extension, add three gasoline pumps, four (4) new 550 gallon gasoline tanks and one new curb cut, with the two story extension encroaching on the required setback.  
**PREMISES AFFECTED**—103-21 to 103-37 Springfield Boulevard (103-31 official) and 218-83 to 218-89 104th Avenue northeast corner, Block 11153, Lot 7, Queens Village, Borough of Queens.

## 915-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.  
**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of an existing gasoline service station, two car garage, grease pits and accessory office and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.  
**PREMISES AFFECTED**—59-10 to 59-22 Fresh Pond Road, and 61-01 to 61-03 59th Road, northwest corner, and 59-09 to 59-25 61st Street, Block 2740, Lot 56, Maspeth, Borough of Queens.

## 82-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Abso Mason Contracting Corporation, owner; Precision Mason Contracting Corporation, lessee.  
**SUBJECT**—Application February 8, 1960—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, the change in occupancy of a portion of the building from sales and distribution of dairy products to stamping and assembly of vinyl and metal products and the construction of an extension of the building to occupy more than the permitted area.  
**PREMISES AFFECTED**—2404-2410 McDonald Avenue, west side, 92 feet south of Village Road South, Block 7149, Lots 10, 11, 12, Borough of Brooklyn.

## 275-58-BZ—Vol. II

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.  
**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area and Class 1 height district, the erection of a multiple dwelling exceeding the permitted height in a Class 1 district within two miles of a designated airport and beyond 100 feet of the wider street, Far Rockaway Boulevard.  
**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, southwest corner of Beach 12th Street, Block 35, Lots 17 and 25, Far Rockaway, Borough of Queens.

## 182-60-A

**APPLICANT**—J. M. Berlinger for Martin Brown and William Turner, owners.  
**SUBJECT**—Application March 7, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 4, subdivision 33, re—open spaces, curb level, etc.  
**PREMISES AFFECTED**—1261 Far Rockaway Boulevard, south side, 170 feet west of Beach 12th Street, Block 35, Lots 17, 27, 31 and 45, Far Rockaway, Borough of Queens.



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## 35-34-BZ—Vol. V

**APPLICANT**—Robert Gottlieb for Samuel and Harry Ginsberg, owners.

**SUBJECT**—Application reopened April 26, 1960 as Volume V—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district on a plot presently occupied as a parking lot, the erection of a one story building to be occupied partially as a retail store with the balance occupied as motor vehicle repair shop with hand tools only and the mounting of tires for a term of ten (10) years.

**PREMISES AFFECTED**—60-74 Wadsworth Avenue, northwest corner of West 176th Street, Block 2145, Lot 54, Borough of Manhattan.

## 210-60-BZ

**APPLICANT**—Casale and Nowell for Arthur B. Krim, owner.

**SUBJECT**—Application March 21, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, "B" area district in an existing five (5) story, cellar and sub-cellar building occupied as a one family dwelling, the erection of a one story rear extension to cover the entire lot that exceeds the permitted area coverage and does not provide the required rear yard.

**PREMISES AFFECTED**—33 East 69th Street, north side, 150 feet west of Park Avenue, Block 1384, Lot 30, Borough of Manhattan.

## 220-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five years.

**PREMISES AFFECTED**—204-208 West 147th Street, south side, 100 feet west of 7th Avenue, Block 2032, Lots 38, 39, 40, 41 and 42, Borough of Manhattan.

## 221-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 25, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles for a stated term of five (5) years.

**PREMISES AFFECTED**—214-216 Bennett Avenue, west side, 819 feet north of West 187th Street, Block 2180, Lot 543, Borough of Manhattan.

## 776-58-BZ

**APPLICANT**—Leonard F. Rothkrug for Ruth Forte, owner; Parkview Service Station, lessee.

**SUBJECT**—Application December 31, 1958—decision of the Borough Superintendent, under Sections 7c, 7A and 21 of the Zoning Resolution, to permit in a residence and local retail use, C area district the reconstruction and extension of a gasoline service station, with accessory minor auto repairs, lubritorium, car washing, office, sales, 4 car garage, storage of accessories and parking of cars awaiting service.

**PREMISES AFFECTED**—155 Prospect Park Southwest, northwest corner of Vanderbilt Avenue, Block 5268, Lot 94, Borough of Brooklyn.

Laid over from September 22, 1959, to October 14, 1959, for applicant to file plan showing legal existing condition and for decision; then to November 10, 1959, for decision at request of the applicant; then to December 1, 1959, for decision at the request of the applicant; then to December 22, 1959, for decision at the request of the applicant; then

laid over from December 22, 1959, date to be set; referred to the engineer; applicant to obtain new decision of the Building Department; then set for June 28, 1960 for continued hearing.

## 727-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use, of the present accessory garage to the existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—2-8 Fifth Avenue, and 14 Washington Square, northwest corner, and 4-6 West 8th Street, Block 551, Lot 1, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out notices; then to June 28, 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law and for continued hearing and inspection; applicant to file sign drawing.

## 140-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for 2 Fifth Avenue, Inc., owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1-d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—2-8 5th Avenue and 14 Washington Square North, northwest corner, Block 551, Lot 1, Borough of Manhattan.

## 714-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, Incorporated, owner.

**SUBJECT**—Application November 2, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60(1d) of the Multiple Dwelling Law, to permit in a local retail and residence use district, the change in use of the present accessory garage of the existing multiple dwelling to allow the surplus parking space for transient parking.

**PREMISES AFFECTED**—1058-1064 Third Avenue, and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40 (37-43 incl. and 141), Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send out new notices; then to June 28 1960, for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing.

## 139-60-A

**APPLICANT**—Julian Roth of Emery Roth and Sons for Beekman Town House, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—1058-1064 Third Avenue and 164-174 East 63rd Street, southwest corner, Block 1397, Lot 40, Borough of Manhattan.

## 743-59-BZ

**APPLICANT**—Julian Roth of Emery Roth and Sons for Flagler Park Estates, Incorporated, owner.

**SUBJECT**—Application November 6, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a residence use district, the



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change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

**PREMISES AFFECTED**—30-38 Park Avenue, and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

Laid over from May 3, 1960, to June 1, 1960, for continued hearing; applicant to send new notices to affected owners; then to June 28, 1960, for applicant to submit additional drawings; and for publication in the Bulletin under the applicable sections of the Zoning Resolution and the Multiple Dwelling Law; for continued hearing and for inspection; applicant to file sign drawing.

## 142-60-A

**APPLICANT**—Julian Roth of Emery Roth & Sons for Flagler Park Estates, owner.

**SUBJECT**—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

**PREMISES AFFECTED**—30-38 Park Avenue and 38-50 East 36th Street, southwest corner, Block 865, Lot 40, Borough of Manhattan.

## 901-59-BZ

**APPLICANT**—Henry Nordheim for Jack DeLisi, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1330 University Avenue, east-side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of The Bronx.

Laid over from June 14, 1960, to June 28, 1960, for continued hearing after applicant has filed revised drawings showing proposed ramp and height of rock above the street.

## 332-33-BZ

**APPLICANT**—Isidore Cohen for S.M.B. Realty Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7f of the Zoning Resolution, permitting in a business use district the change of occupancy of an existing building to a garage for more than five (5) motor vehicles.

**PREMISES AFFECTED**—14 West 66th Street, south side, 225 feet west of Central Park West, Block 1118, Lot 42, Borough of Manhattan.

## 791-54-BZ

**APPLICANT**—Lawmark Realty Co. Inc., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 10, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district the change in occupancy of four story structure, from private office, dwelling for one family, maid's rooms and kitchen, to professional offices on 1st, 2nd and 3rd floors, with apartment on 4th floor, and permitting the existing one story structure on rear of lot to remain as a storage room for office records, without the required rear yard.

**PREMISES AFFECTED**—119 East 36th Street, north side, 144.2 feet west of Lexington Avenue, Block 892, Lot 11, Borough of Manhattan.

## 878-49-BZ

**APPLICANT**—Sidney G. Sparrow for Rose G. Galler, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May

23, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a garage for eight (8) motor vehicles.

**PREMISES AFFECTED**—24 Lenox Road, south side, 160 feet 5½ inches east of Flatbush Avenue and 2153-2155 Caton Avenue, Block 5083, Lot 22, Borough of Brooklyn.

## 794-48-BZ—Vol. III

**APPLICANT**—George Monier, lessee for Spofford Holding Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired December 14, 1959—decision of the Borough Superintendent, previously granted on condition under Section 7e of the Zoning Resolution, permitting in the residence use district portion of plot, the extension of restaurant to include dancing and three piece band including piano (cabaret).

**PREMISES AFFECTED**—311-315 93rd Street, north side, 89 feet east of 3rd Avenue, Block 6103, Lot 61, Borough of Brooklyn.

## 30-48-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Moe Friedel, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires June 10, 1960—decision of the Borough Superintendent, previously granted on condition under Sections 7c, 7i and 7A of the Zoning Resolution, permitting in a residence and business use district, the reconstruction and extension of existing gasoline service station to include boiler room, lubritorium, auto laundry, motor vehicle repair shop, sale of accessories and office and also the parking and storage of more than five (5) motor vehicles and with curb cuts more than the permitted distance from the intersection.

**PREMISES AFFECTED**—1701-1725 Bedford Avenue and 109-131 Sullivan Place, northeast corner, Block 1304, Lot 1, Borough of Brooklyn.

## 515-54-BZ

**APPLICANT**—Peter Deutsch for Nola Realty Corp., owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expired May 3, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7h of the Zoning Resolution, permitting in a residence use district the parking and storage of motor vehicles.

**PREMISES AFFECTED**—798-812 Schenck Avenue, west side, 185 feet south of Linden Boulevard, Block 4354, Lots 16, 17 and 20, Borough of Brooklyn.

## 1004-57-BZ

**APPLICANT**—Henry J. Nurick for Mrs. Palma Campbell, owner.

**SUBJECT**—Application reopened June 1, 1960 for consideration as to extension of term of variance, expires July 15, 1960—decision of the Borough Superintendent, previously granted on condition under Section 7i of the Zoning Resolution, permitting in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

**PREMISES AFFECTED**—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

The following cases were laid over from previous public hearings for reasons published in the MINUTES of such hearings.

## 283-53-BZ—Vol. II

**APPLICANT**—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.



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**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

**PREMISES AFFECTED**—59-02 to 59-12 37th Avenue, south side between 59th and 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for hearing at the request of the objectors; then to June 28, 1960, for inspection and decision.

## 908-59-BZ

**APPLICANT**—Casale and Nowell for Caral Real Estate Company Incorporated, owner; Paul Bianchini, lessee.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the basement apartment of an existing multiple dwelling from living quarters to an art gallery and living quarters.

**PREMISES AFFECTED**—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision.

## 902-59-BZ

**APPLICANT**—Henry Nordheim for Jack DeLisi, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lots 120 and 122, Borough of The Bronx.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision.

## 879-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubricatorium, car washing, store and office and extend such uses to include minor auto repairs, sales and utility rooms and parking and storage of motor vehicles within the business use portion and extending into the residence use portion of the plot.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision.

## 880-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—filed pursuant to Section 35 of the General City Law re—premises partly located in the bed of mapped street—proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## 868-59-BZ

**APPLICANT**—James J. Lyons, Jr., and John J. Lynch for Karsov Realty Corporation, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station including gasoline and oil selling, car wash, lubrication, salesroom, minor repairs, parking of more than five motor vehicles and New York State Inspection service.

**PREMISES AFFECTED**—495 East 180th Street and 2101-2109 (2107 official) Bathgate Avenue, northwest corner, Block 3047, Lots 21, 22 and 25, Borough of The Bronx.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision; applicant to file revised drawings.

## 78-60-BZ

**APPLICANT**—Irving P. Marks for Morris and Lena Metz, owners.

**SUBJECT**—Application February 3, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail, local retail and residence use district, the change in use of an existing public garage to bowling, recreation center, bar, restaurant and office.

**PREMISES AFFECTED**—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision.

## 95-50-BZ—Vol. II

**APPLICANT**—Jacobs Jancourtz for Lester Christianson, owner.

**SUBJECT**—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the erection of a one story building for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four (4) cars awaiting service, the remainder of the plot to retain the present use of parking lot and the sale of used cars.

**PREMISES AFFECTED**—2179-2181 Amsterdam Avenue northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

**Hearing closed**—Laid over from June 14, 1960, to June 28, 1960, for inspection and decision.

## 225-36-BZ—Vol. III

**APPLICANT**—Lamb and Lamb for North American Holding Corporation, owner.

**SUBJECT**—Application for consideration—reopened by vote of the Board on October 14, 1959 by order of the Court—re application, decision of the Borough Superintendent; previously denied, under section 21 of the Zoning Resolution, to permit in a residence and business use district proposed change of use to stores in the cellar, which is in the residence use portion of a Class A Multiple Dwelling which is in a business and residence use district.

**PREMISES AFFECTED**—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

Laid over from June 14, 1960, to June 28, 1960, for decision; hearing closed except for the submission of briefs.

## 360-47-BZ—Vol. II

**APPLICANT**—J. G. L. Molloy for Jennie Pecora, owner.

**SUBJECT**—Application March 25, 1957, decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district the erection and maintenance of a gasoline service station, lubricatorium, car washing, office and sales area, minor repairs and parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.



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Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

Hearing closed—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs (hand tools only) and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; then to June 28, 1960, for decision; applicant to file revised drawings, showing existing facade remaining.

MAX H. FOLEY, *Chairman.*

## JUNE 28, 1960, 2 P. M.

NOTICE IS HEREBY GIVEN of a public hearing Tuesday afternoon, June 28, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 732-59-A

APPLICANT—Casale and Nowell substituted for Archie Protopapas; Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—Appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, south side, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

## 71-60-A

APPLICANT—Samuel Rosenblum for 115 Wooster Street Corporation, owner.

SUBJECT—Application February 1, 1960—Appeal from a decision of the Borough Superintendent—re stairs and egress.

PREMISES AFFECTED—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11, and 20. Borough of Manhattan.

## 96-60-A

APPLICANT—Polarad Electronics Corporation for Albert W. Franklin, owner.

SUBJECT—Application February 8, 1960—Appeal from an order and a decision of the Fire Commissioner—re Fire exit lock.

PREMISES AFFECTED—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City, Borough of Queens.

## 102-60-A

APPLICANT—Hadyn H. Craigwell for Hylas Strangs, owner.

SUBJECT—Application February 17, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

PREMISES AFFECTED—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of The Bronx.

## 289-60-A

APPLICANT—Burke and Groh for William Uhl, adjoining property owner.

OWNER OF PREMISES—Bay Terrace Country Club, Incorporated.

SUBJECT—Application April 13, 1960—Review of decision of Borough Superintendent and revocation of permit NB 4219/59 re—parking facilities.

PREMISES AFFECTED—217-14 24th Avenue, southeast corner of Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens.

## 302-60-A

APPLICANT—Carl E. Schiffer for Fredric Burgert, owner.

SUBJECT—Application April 22, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 34 and 216 of the Multiple Dwelling Law re—superintendent's cellar apartment.

PREMISES AFFECTED—1868 White Plains Road, east side, 78.06 feet south of Rhinelander Avenue, Block 4050, Lot 35, Borough of The Bronx.

## 264-45-A—Vol. II

APPLICANT—Philip Freshman for M & J Knitcraft Company, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re extension and arrangement of existing factory.

PREMISES AFFECTED—1052-1054 Greene Avenue, south side, 51 feet, 8 inches west of Broadway, Block 1623, Lot 33, Borough of Brooklyn.

## 299-51-A—Vol. III

APPLICANT—Leonard F. Rothkrug for 349 West 37th Street Garage, Incorporated, owner.

SUBJECT—Application reopened May 3, 1960 as Volume III—appeal from a decision of the Borough Superintendent—re class 1 construction, change in use of sixth floor.

PREMISES AFFECTED—349-351 West 37th Street, north side, 150 feet east of 9th Avenue, Block 761, Lot 7, Borough of Manhattan.

## 913-57-A—Vol. II

APPLICANT—Morris Brody for Nationwide Investors Incorporated, owner.

SUBJECT—Application reopened February 24, 1960 as Volume II—Appeal from a decision of the Borough Superintendent, re increase in area.

PREMISES AFFECTED—12-14 East 37th Street, south side, 143 feet West of Madison Avenue, Block 866, Lots 67 and 68, Borough of Manhattan.

## 845-59-A

APPLICANT—The Procter and Gamble Mfg., Company, owner.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Fire Commissioner—re permit to smoke in factory.

PREMISES AFFECTED—3666 Richmond Terrace, south-



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west corner of Western Avenue, Blocks 1338 and 1400, Lots 1 and 1, respectively, Port Ivory, Borough of Richmond.

## 114-60-A

APPLICANT—James C. Judge for Neptune Meter Company, owner.

SUBJECT—Application February 19, 1960—appeal from the decision of Fire Commissioner re smoking in certain areas.

PREMISES AFFECTED—22-22 Jackson Avenue, south west corner of Crane Street, Block 72, Lot 73, Long Island City, Borough of Queens.

## 119-60-A

APPLICANT—Andrew Di Camillo for Pascor Realty Corporation, owner.

SUBJECT—Application February 11, 1960—appeal from a decision of the Borough Superintendent, re Exits and Conveyor from first to third floors.

PREMISES AFFECTED—452 West 19th Street, south side, 100 feet east of 10th Avenue, Block 716, Lot 64, Borough of Manhattan.

## 123-60-A

APPLICANT—Samuel Garnett for Raalbro Realty Corporation, owner.

SUBJECT—Application February 24, 1960—appeal from a decision of the Borough Superintendent—re Class III Construction, factory height excessive.

PREMISES AFFECTED—36 West 38th Street, south side, 412 feet east of Avenue of the Americas, Block 839, Lot 67, Borough of Manhattan.

## 260-60-A

APPLICANT—John T. Kelleher, Borough Superintendent, Queens.

OWNER OF PREMISES—Berthe W. Sammarco.

SUBJECT—Revocation of Certificate of Occupancy Q116528 issued June 11, 1957 re—conversion of one family dwelling to two family dwelling, G-1 area district under 288-56-BZ.

PREMISES AFFECTED—86-09 188th Street, east side, 367.93 feet south of McLaughlin Avenue, Block 10503, Lot 74, Hollis, Borough of Queens.

## 383-60-A

APPLICANT—Morris Berman, owner.

SUBJECT—Application May 12, 1960—Appeal from a decision of the Borough Superintendent—re connection to public sewer.

PREMISES AFFECTED—1947 Rockaway Parkway, east side, 140 feet south of Avenue N, Block 8300, Lot 36, Borough of Brooklyn.

MAX H. FOLEY, *Chairman*.

JULY 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, July 6, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 122-55-SA

APPLICANT—G.A.L. Electro Mechanical Service, owner—interlock.

## 137-58-SM

APPLICANT—American Fabricators, Div. of Bellingham Shipyards Inc., owner—glued laminated timber.

## 4-59-SA

APPLICANT—Scientific Equipment Mfg. Company, owner—sterilizers.

## 591-59-SA

APPLICANT—Iron Fireman Mfg. Company, owner—oil-fired furnace.

## 728-59-SM

APPLICANT—Spotnails, Inc., owner—heavy duty staples.

## 873-59-SA

APPLICANT—Ruud Mfg. Company, owner—gas-fired water heater.

## 44-60-SA

APPLICANT—Hofman Laboratories Inc., owner—liquified oxygen, nitrogen or argon storage systems.

## 53-60-SA

APPLICANT—Consolidated Industries Corp., owner—gas-fired heaters.

## 67-60-SA

APPLICANT—Waage Electric Inc., owner—electric oil preheater.

## 344-60-SM

APPLICANT—Keystone Portland Cement Company, owner—cement mortar.

## 388-60-SM

APPLICANT—United States Gypsum Company, owner—fireproofing plaster for floors, beams and columns.

## 419-39-SM—Vol. II

APPLICANT—Macomber Inc., owner—amendment of resolution as to new load table.

MAX H. FOLEY, *Chairman*.

JULY 12, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 12, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 887-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the extension in area and reconstruction of an existing gasoline selling station, office and greasing and extend these uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—112-45 to 112-57 (112-47 official) Northern Boulevard, and 112-70 to 112-78 Astoria Boulevard, northwest corner, Block 1707, Lot 19, Corona, Borough of Queens.

## 95-46-BZ—Vol. III

APPLICANT—Charles M. Spindler for S.J.S. Realty Corporation, owner.

SUBJECT—Application reopened March 1, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a 2nd floor extension to an existing factory building and a one story concrete block building to be used for paint storage and parking and storage of the owner's vehicles, also for employees and customers no fee charged.

PREMISES AFFECTED—126-09 to 126-25, (126-15 official) 89th Avenue and 87-71 to 87-79 226th Street, north-



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east corner, Block 9335, Lot 60, Richmond Hill, Borough of Queens.

## 118-60-BZ

APPLICANT—Dominick Salvati and Son for Joseph G. Bamback, owner.

SUBJECT—Application February 17, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the present garage into two shops to be operated independently, for light manufacturing of a type permitted in a business use district, the manufacturing area exceeds the 5% permitted floor space in a retail use district.

PREMISES AFFECTED—1815-1819 Gates Avenue, west side, 90.07 feet North of Seneca Avenue, Block 3454, Lot 47, Ridgewood, Borough of Queens.

## 180-60-BZ

APPLICANT—Burke and Groh for Marcap Realty, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a retail and residence use district, the erection and maintenance of a gasoline service station, lubricatorium and minor auto repairs.

PREMISES AFFECTED—191-15 Northern Boulevard, northwest corner of 192nd Street, Block 5367, Lots 5 and 7, Flushing, Borough of Queens.

## 259-33-BZ—Vol. II

APPLICANT—M. W. Del Gaudio for Elena Lupo and Joseph Lupo, owners, doing business as Jotel Company.

SUBJECT—Application reopened March 1, 1960 as Volume II—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in an unrestricted and residence use district, the extension of the manufacturing on the first floor from the unrestricted use portion of the floor into the residence use portion of the floor and continue the present manufacturing.

PREMISES AFFECTED—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of the Bronx.

## 120-60-A

APPLICANT—M. W. Del Gaudio for Elena A. Lupo and Joseph Lupo owners, doing business as Jotel Company.

SUBJECT—Application February 9, 1960—Appeal from decision of the Borough Superintendent re—egress.

PREMISES AFFECTED—4510 Bullard Avenue, east side, 103.24 feet north of East 239th Street and 4511 Bronx Boulevard, Block 5074, Lot 13, Borough of The Bronx.

## 265-60-BZ

APPLICANT—Elliot Saltzman for Palisades Management Corporation, owner.

SUBJECT—Application April 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles of the passenger type.

PREMISES AFFECTED—1806-1808 Palisade Place, east side, 162.26 feet north of Popham Avenue, Block 2877, Lot 548, Borough of the Bronx.

## 921-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubricatorium, office and car wash and extend the uses to include minor auto repairs, salesroom, utility room, ground sign, parking and storage of motor vehicles and the installation of five (5) additional 550 gallon gasoline tanks.

PREMISES AFFECTED—71-10 to 71-20 (71-20 official) Roosevelt Avenue, and 40-02 to 40-08 72nd Street, southwest corner, Block 1303, Lot 9, Jackson Heights, Borough of Queens.

## 201-60-BZ

APPLICANT—Leonard F. Rothkrug and Louis Bellini for Sarah Naham, owner; Key Food, lessee.

SUBJECT—Application March 17, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the extension of a retail supermarket portion of a retail store building to cover more than the permitted area.

PREMISES AFFECTED—195-03 to 195-11 Jamaica Avenue, northeast corner, of 195th Street, Block 10459, Lot 1, Hollis, Borough of Queens.

## 725-59-BZ

APPLICANT—Albert Melniker for Fox Hills Realty Corporation, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the parking of employees and customers' cars on the residence portion of the plot, for a term of fifteen (15) years.

PREMISES AFFECTED—357 Targee Street, and 45 Waverly Place, northeast corner, and 30 Wiederer Place and 50 Osgood Avenue, Block 635, Lot 1, Clifton, Borough of Richmond.

## 117-60-BZ

APPLICANT—Charles M. Spindler for Joseph Appleman and Ralph Roimischer, owners.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, lubricatorium, car washing (non-automatic), office sales of accessories, minor repairs with hand tools only, safety inspection and parking and storage of motor vehicles for a stated term of fifteen (15) years.

PREMISES AFFECTED—1727-1733 Fulton Street, north side, 190.1 feet east of Marion Street, 24-44 Marion Street, Block 1694, Lot 11, Borough of Brooklyn.

## 160-60-BZ

APPLICANT—Guerino Salerni for John Kammerdeiner, owner.

SUBJECT—Application March 4, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution to permit in a residence use district, the extension of an existing business building.

PREMISES AFFECTED—32-15 33rd Street, east side, 125 feet south of Broadway; Block 621, Lot 31, Astoria, Borough of Queens.

## 287-60-BZ

APPLICANT—Victor E. Block for Bennett Avenue Parking Corporation, owner.

SUBJECT—Application April 19, 1960—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the maintenance of a parking lot extending from the business use into the residence use portion of the plot.

PREMISES AFFECTED—372 East 199th Street, west side, 68.35 feet north of Decatur Avenue, Block 3284, Lot 32, Borough of the Bronx.

## 209-60-BZ

APPLICANT—Aaron Halpern for Jaye and Gaby Corporation, owners.

SUBJECT—Application March 18, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the change



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in use of the cellar from storage and boiler room to boiler room and the extension of the factory from the first floor to the cellar.

**PREMISES AFFECTED**—189-33 to 189-35 (189-33 official) Linden Boulevard, and 116-46 to 116-52 190th Street, northwest corner, Block 11059, Lot 21, St. Albans, Borough of Queens.

## 229-60-BZ

**APPLICANT**—Robert Gottlieb for Max Greenberg, owner.  
**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—2484-2490 Arthur Avenue, east side, 65 feet north of East 189th Street, Block 3078, Lot 4, Borough of the Bronx.

## 923-59-BZ

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7a, 7i and 7A of the Zoning Resolution, to permit in a retail and residence use district, the reconstruction of an existing gasoline service station and office and extend the uses to include gasoline service station, lubricatorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with curb cuts within 75 feet of a residence use district.

**PREMISES AFFECTED**—235-15 Braddock Avenue, and 89-40 to 89-46 Gettysburg Street, northwest corner, Block 7974, Lot 67, Hollis, Borough of Queens.

## 191-60-BZ

**APPLICANT**—Murray L. White for William Cantelmi, owner.

**SUBJECT**—Application March 15, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, C area district, the change in use of the present two story stable to a one story building for the storage of non-combustible building materials and the one story masonry building to a non-storage garage for four (4) motor vehicles without the required rear yard and the parking and storage of the owner's motor vehicles on the open area.

**PREMISES AFFECTED**—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 192-60-A

**APPLICANT**—Murray L. White for William Cantelmi, owner.

**SUBJECT**—Application March 15, 1960—Filed pursuant to Section 36 of General City Law re—proposed legalizing of a 3 car garage accessory to dwelling on lot which does not face on a legally mapped street, and an Appeal from a decision of the Borough Superintendent re—Class 3 and 4 Construction.

**PREMISES AFFECTED**—421-425 Rochester Avenue, east side, 164 feet south of East New York Avenue, Block 4596, Lot 112, Borough of Brooklyn.

## 266-60-BZ

**APPLICANT**—Elliot Saltzman for Anita Derevensky, owner.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use, C area district, the erection and maintenance of a one story building as a motor vehicle repair shop excluding body and fender work and occupying more than the permitted area coverage.

**PREMISES AFFECTED**—563-565 Utica Avenue, east

side, 285 feet south of Rutland Road, Block 4604, Lot 69, Borough of Brooklyn.

## 262-60-BZ

**APPLICANT**—Frank L. Thompson for Robert J. Mack-soud, owner; Bay Ridge Medical Group, H.I.P., lessee.

**SUBJECT**—Application April 8, 1960—decision of the Borough Superintendent, under Sections 7a and 21 of the Zoning Resolution, to permit in a residence use district the extension of the medical center on the first floor of an existing building presently used as a medical center and dwelling to include the cellar and second floor and two garage buildings and a proposed extension in the rear yard exceeding the permitted area coverage and encroaching on the required rear yard.

**PREMISES AFFECTED**—7708-7712 Fourth Avenue, west side, 43 feet south of 77th Street, Block 5960, Lot 42, Borough of Brooklyn.

## 271-60-BZ

**APPLICANT**—Leonard F. Rothkrug, Ross and Atkin for Louis C. Thommone, owner; Gun Hill Manor, lessee.

**SUBJECT**—Application April 12, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a restricted retail use district, the change in occupancy and extension of a restaurant and snack bar to catering and cabaret with accessory customer and employee parking, all for a temporary term of 20 years.

**PREMISES AFFECTED**—1920-1924 Gun Hill Road, west side, 175 feet north of Waring Avenue, Block 4505, Lot 9, Borough of the Bronx.

## 230-60-BZ

**APPLICANT**—Haus and Bresin for United Sports Center Incorporated, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of an existing building from theatre, stores, club room and dance studio to bowling alleys with accessory restaurant and bar, extending from retail use into the residence use portion of the plot.

**PREMISES AFFECTED**—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 231-60-A

**APPLICANT**—Haus and Bresin for United Sports Center Incorporated, owner.

**SUBJECT**—Application March 28, 1960—Appeal from a decision of the Borough Superintendent—re—Construction and egress.

**PREMISES AFFECTED**—7118 Third Avenue and 261-281 72nd Street, northwest corner, Block 5890, Lot 43, Borough of Brooklyn.

## 205-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

**SUBJECT**—Application March 18, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing five story building occupied as doctor's office and dwelling, the change in occupancy to editorial offices on the fourth and fifth stories in conjunction with a one family dwelling for a temporary term of ten (10) years.

**PREMISES AFFECTED**—130 East 74th Street, south side, 112 feet 6 inches west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 206-60-A

**APPLICANT**—Leonard F. Rothkrug for Edward I. Friedman, owner; Eleanor Worley Blenman, lessee.

**SUBJECT**—Application March 18, 1960—Appeal from a



# CALENDAR

decision of the Borough Superintendent re—change in use, stairs enclosures, stairs and windows, etc.  
**PREMISES AFFECTED**—130 East 74th Street, south side, 112 feet 6 inches, west of Lexington Avenue, Block 1408, Lot 161, Borough of Manhattan.

## 338-60-BZ

**APPLICANT**—M. Milton Glass for Mayer Whittlesey Glass and 39 West 12th Street Corporation, owners.  
**SUBJECT**—Application May 4, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, B and D area,  $\frac{3}{4}$  and  $1\frac{1}{2}$  height district the erection of a multiple dwelling with a North and South wing, the South wing located in a D area, Class  $\frac{3}{4}$  height district exceed the permitted height and exceeds the permitted area coverage, the North wing located in a "B" area district encroaches on the required rear yard.  
**PREMISES AFFECTED**—37-39 West 12th Street, north side, 400 feet west of 5th Avenue, and 12-28 West 13th Street, south side, 235 feet west of 5th Avenue, Block 576, Lots 25, 27, 29, 30, 31, 33, 61, and 62, Borough of Manhattan.

## 275-56-BZ—Vol. II, Part II

**APPLICANT**—Kenneth W. Milnes for Harold S. Goetz, owner; Shell Oil Company, lessee.  
**SUBJECT**—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a local retail use district, the erection and maintenance of a gasoline service station, office, sales, car wash, non-automatic, and lubricatorium.  
**PREMISES AFFECTED**—929 Manor Road, northeast corner of Lincoln Street, Block 700, Lot 1, Castleton Corners, Borough of Richmond.

## 23-60-BZ

**APPLICANT**—Dominick Salvati and Son for Packer Super Market Incorporated, owner.  
**SUBJECT**—Application January 6, 1960, decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, C area district, the erection of a one story extension, excessive in built area to an existing supermarket, extending from the business use district, into the residence use district, a one story extension to house an additional refrigerator; a 6 foot 10 inch wide entrance and show window on 46th Street, both located within 75 feet of a residence district.  
**PREMISES AFFECTED**—4601 New Utrecht Avenue, southeast corner of 46th Street, Block 5621, Lot 21 (formerly Lot 23), Borough of Brooklyn.

## 840-49-BZ

**APPLICANT**—Samuel Rosenblum for Frederico Construction and Realty Company, Inc., owner.  
**SUBJECT**—Application reopened June 14, 1960 for consideration as to extension of term of variance, expired April 12, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, permitting in a residence use district, the change in occupancy from store and dwellings to manufacturing.  
**PREMISES AFFECTED**—315 East 53rd Street, north side, 177 feet east of 2nd Avenue, Block 1346, Lot 8, Borough of Manhattan.

## 492-29-BZ—Vol. V

**APPLICANT**—Lawrence M. Rothman for Theobold Brothers Corp., owner.  
**SUBJECT**—Application reopened June 14, 1960 for consideration as to extension of term of variance, expires June 28, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the con-

tinuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

**PREMISES AFFECTED**—2183-2185 Grand Concourse, west side, 154.94 feet south of East 182nd Street, Block 3162, Lot 30, Borough of The Bronx.

## 865-59-BZ

**APPLICANT**—Dominick Salvati and Son for Philip Pin-cus, owner.  
**SUBJECT**—Application December 18, 1959—decision of the Borough Superintendent, under section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.  
**PREMISES AFFECTED**—268-03 Union Turnpike, northeast corner, of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.  
**Hearing closed**—Laid over from June 1, 1960, to June 14, 1960, for inspection and decision; applicant to file dimensioned drawing of setbacks in connection with adjacent dwelling; then to July 12, 1960, for decision; applicant to submit revised drawings and obtain new decision from Borough Superintendent.

MAX H. FOLEY, *Chairman.*

## JULY 12, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 12, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y. on the following matters:*

## 647-59-A

**APPLICANT**—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Tifran Realty Corporation, owner.  
**SUBJECT**—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.  
**PREMISES AFFECTED**—500-534 Worthen Street, east side, 400 feet north of Oakpoint Avenue, Block 2768, Lot 125, Borough of The Bronx.

## 648-59-A

**APPLICANT**—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Randco Realty Corporation, owner.  
**SUBJECT**—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.  
**PREMISES AFFECTED**—501-527 Worthen Street, west side, 300 feet north of Oakpoint Avenue, Block 2768, Lot 65, Borough of The Bronx.

## 649-59-A

**APPLICANT**—Halperin, Natanson, Shivitz, Scholer and Steingut, for Grand Iron Works, Incorporated, lessee; Worthen Realty Corporation, owner.  
**SUBJECT**—Application October 8, 1959—Appeal from an order and a decision of the Fire Commissioner—re spraying equipment.  
**PREMISES AFFECTED**—1150 Oakpoint Avenue, south-side, 75 feet east of Truxton Street, Block 2771, Lot 30, Borough of The Bronx.

## 863-59-A

**APPLICANT**—Harry Hurwit for Kurt Frontheim, owner.  
**SUBJECT**—Application December 15, 1959—Appeal from a decision of the Borough Superintendent—re egress.  
**PREMISES AFFECTED**—336-340 Canal Street, south side, 25 feet 11 inches east of Church Street, Block 210, Lot 5, Borough of Manhattan.



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## 916-59-A

APPLICANT—Charles L. Koester for Arnold R. Belosic, owner.

SUBJECT—Application December 31, 1959—Filed pursuant to Section 36, Article 3, of the General City Law—re building not fronting on legal street.

PREMISES AFFECTED—43-24 Cornell Lane, west side, 247.16 feet north of Northern Boulevard, Block 8129, Lot 155, Little Neck, Borough of Queens.

## 108-60-A

APPLICANT—Charles M. Spindler for Everett A. Eisenberg, owner; Eric Backmann and Company, lessee.

SUBJECT—Application February 17, 1960—Appeal from a decision of the Borough Superintendent—re frame building, extension of business use, stairways, doors and closets, etc.

PREMISES AFFECTED—27-11 41st Avenue, north side, 75.08 feet east of 27th Street, Block 405, Lot 5, Long Island City, Borough of Queens.

## 126-60-A

APPLICANT—William Karas for Department of Public Works, City of New York, owner.

SUBJECT—Application February 19, 1960—appeal from a decision of the Borough Superintendent—re location of gasoline dispensers.

PREMISES AFFECTED—205-235 East 20th Street, north side, 75 feet east of 3rd Avenue and 228-234 East 21st Street, Block 901, Lots 6, 9, 14, 41, 42, 43 and 44, Borough of Manhattan.

## 138-60-A

APPLICANT—Hurley and Hughes, for 71 Murray Street Corporation, owner.

SUBJECT—Application February 24, 1960—Appeal from a decision of the Borough Superintendent, re—Labor Law.

PREMISES AFFECTED—71-73 Murray Street, north side, 74 feet, 3¾ inches west of West Broadway, Block 132, Lot 4, Borough of Manhattan.

## 195-60-A

APPLICANT—Lama, Proskauer and Prober for Lester Lockwood Enterprises Incorporated, owner.

SUBJECT—Application March 15, 1960—Appeal from an order and a decision of the Fire Commissioner re—Sprinkler System.

PREMISES AFFECTED—2577-2585 Bedford Avenue and 2312 Avenue D, southeast corner, Block 5211, Lot 1, Borough of Brooklyn.

## 213-60-A

APPLICANT—De Rose and Cavalieri for 535-539 East 75th Street Corporation, owner; Alex Karten, president.

SUBJECT—Application March 22, 1960—Appeal from a decision of the Borough Superintendent re—factory, horizontal extension.

PREMISES AFFECTED—535-539 East 75th Street, north side, 64 feet 8½ inches west of Franklin D. Roosevelt Drive, Block 1487, Lot 23, Borough of Manhattan.

## 267-60-A

APPLICANT—Harry Silverman for Eastern Cold Storage Insulation Company, Incorporated, owner.

SUBJECT—Application April 12, 1960—Appeal from a decision of the Borough Superintendent—re Class 3 construction, office use, stairs enclosed.

PREMISES AFFECTED—141 East 40th Street, north side, 170 feet east of Lexington Avenue, Block 1295, Lot 27, Borough of Manhattan.

## 449-60-A

APPLICANT—Irontown Construction Incorporated, owner.

SUBJECT—Application June 13, 1960—Filed pursuant to Section 36 of General City Law re—buildings not facing legal streets.

PREMISES AFFECTED—163 to 199 Wolverine Street, north side, and 196 to 248 Amber Street, south side, Block 4419, Lots 60, 66, 69 to 85 and 100, 103 to 125 inclusive, New Dorp, Borough of Richmond.

MAX H. FOLEY, *Chairman*.

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# MINUTES

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## REGULAR MEETING

TUESDAY MORNING JUNE 14, 1960, 10 A. M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 1, 1960 were approved as printed in the Bulletin of June 9, 1960, Vol. 45, No. 23.

## 547-32-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application reopened January 26, 1960 as Volume III—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, at an existing gasoline service station, the rehabilitation of the premises by modernizing the building facade, rearranging interior partition and pump islands and extending the uses to include lubritorium, minor auto repairs, hand tools only, and parking and storage of motor vehicles.

PREMISES AFFECTED—4519-4525 Broadway and 307-321 Bennett Avenue, southwest corner, Block 2180, Lot 652, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.  
For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for decision; applicant to file revised drawings showing existing facade remaining; hearing previously closed.

## 225-36-BZ—Vol. III

APPLICANT—Lamb and Lamb, for North American Holding Corp., owner.

SUBJECT—Application reopened by vote of the Board on October 14, 1959 by order of the Court—re decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence and business use district, proposed change of use to stores in the cellar, which is in the residence use portion of a Class A multiple dwelling, which is in a business and residence use district.

PREMISES AFFECTED—1180-1188 Grand Concourse and 180-188 East 167th Street, southeast corner, Block 2456, Lot 163, Borough of The Bronx.

## APPEARANCES—

For Applicant: Harry M. Prince, John J. Lynch, James J. Lyons, Jr., David Neiman and Jacob Goodman.

For Opposition: Israel Hoffman.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for decision; hearing closed except for the submission of briefs.

## 360-47-BZ—Vol. II

APPLICANT—J. G. L. Molloy for Jennie Pecora, owner.

SUBJECT—Application March 25, 1957, decision of the



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Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, car washing, office, sales area, minor repairs and parking and storage of more than five motor vehicles. PREMISES AFFECTED—42-30 Lawrence Street and 131-65 Maple Avenue, northwest corner, Block 5065, Lot 25, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: J. G. L. Molloy.

For Opposition: Norman Goodman.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing closed.

## 95-50-BZ—Vol. II

APPLICANT—Jacob Jancourtz for Lester Christianson, owner.

SUBJECT—Application reopened March 29, 1960 as Volume II—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution, to permit in a business use district, the erection of one story building for use as a motor vehicle repair shop for ignition and electrical repairs and storage of four (4) cars awaiting service, the remainder of the plot to retain the present use of parking lot and the sale of used cars.

PREMISES AFFECTED—2179-2181 Amsterdam Avenue, northeast corner of West 168th Street, Block 2112, Lot 10, Borough of Manhattan.

## APPEARANCES—

For Applicant: Jacob Jancourtz.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 283-53-BZ—Vol. II

APPLICANT—Herbert Tannenbaum for W. Sheinker and Son, Incorporated, owner.

SUBJECT—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a two story and cellar extension to an existing factory building exceeding the permitted area coverage and extend the present factory uses.

PREMISES AFFECTED—59-02 to 59-12 37th Avenue, southside, from 59th to 60th Streets, Block 1214, Lots 50, 52 and 53, Woodside, Borough of Queens.

## APPEARANCES—

For Applicant: Murray Charnin, Murry C. Becker, Stuart Welsh and David Sheinker.

For Opposition: Joseph Krikawa, George J. Regan, Harold McArthur, Nellie Gallagher, Pauline Ianiro, Maria J. Izaguirre, Anna Redwood, Alice Popp and Peter J. Kiernan.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 800-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction and extension in area of an existing gasoline service station and lubritorium and extend the uses to include minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

PREMISES AFFECTED—89-28 to 89-44 (89-30 official) Queens Boulevard, southeast corner of 57th Avenue, and 57-01 to 57-15 Hoffman Drive, Block 2857, Lot 22, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for decision; applicant to file revised drawings; hearing previously closed.

## 835-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Sections 7a of the Zoning Resolution, to permit in a retail use district, the reconstruction of the present gasoline service station and motor vehicle repair shop and extend the area and uses to include lubritorium, car washing, salesroom, utility room, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 836-59-A

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 4, 1959—filed pursuant to Section 35 Article 3 of the General City Law—re premises partly located in the bed of a mapped street—proposed widening of Richmond Avenue and Forest Avenue.

PREMISES AFFECTED—5 Willowbrook Road, 747-753 Richmond Avenue, southeast corner and 1647-1653 Forest Avenue, Block 1065, Lot 27, Graniteville, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Laid over to July 26, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 865-59-BZ

APPLICANT—Dominick Salvati and Son for Philip Pincus, owner.

SUBJECT—Application December 18, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in an F area district, the erection of a two family dwelling with less than the required setbacks.

PREMISES AFFECTED—268-03 Union Turnpike, northeast corner of 268th Street, Block 2551, Lot 24, Bellerose, Borough of Queens.

## APPEARANCES—

For Applicant: Leon Komondorea.

For Opposition: None.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A. M. for decision; applicant to submit revised drawings and obtain new decision from Borough Superintendent; hearing previously closed.

## 868-59-BZ

APPLICANT—James J. Lyons Jr. and John J. Lynch for Karsov Realty Corporation, owner.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 7e of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station including gasoline and oil selling, car wash, lubrication, salesroom, minor repairs, parking of more than five motor vehicles and New York State Inspection Service.

PREMISES AFFECTED—495 East 180th Street and 2101-2109 (2107 official) Bathgate Avenue, northwest corner, Block 3047, Lots 21, 22 and 25, Borough of the Bronx.



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## APPEARANCES—

For Applicant: John J. Lynch and James J. Lyons, Jr.

For Opposition: Sarah T. Clune and Alice C. Clune.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; applicant to file revised drawings; hearing closed.

## 879-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction of an existing gasoline service station, lubritorium, car washing, store, office and extend such uses to include minor auto repairs, sales and utility rooms and parking and storage of motor vehicles within the business use portion and extending into the residence use portion of the plot.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 880-59-A

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 21, 1959—Filed pursuant to Section 35 of the General City Law re—premises partly located in the bed of mapped street—proposed widening of Metropolitan Avenue.

**PREMISES AFFECTED**—89-02 to 89-08 (89-04 official) Metropolitan Avenue, and 89-30 to 89-34 Cooper Avenue, southeast corner, Block 3851, Lot 121, Woodhaven, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; in conjunction with Cal. No. 879-59-BZ, hearing closed.

## 900-59-BZ

**APPLICANT**—McInerney and Mulvaney for Samuel R. Saunders, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

**PREMISES AFFECTED**—217 Reid Avenue and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

**ACTION OF BOARD**—Laid over to June 21, 1960, at 10 A. M. for hearing and inspection.

## 901-59-BZ

**APPLICANT**—Henry Nordheim for Jack De Lisi, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1330 University Avenue, east-side, 313.35 feet north of West 169th Street, Block 2532, Lot 13, Borough of the Bronx.

## APPEARANCES—

For Applicant: Henry J. Nordheim.

For Opposition: Stanley Zucker.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for continued hearing after applicant has filed revised drawings showing proposed ramp and height of rock above the street, etc.

## 902-59-BZ

**APPLICANT**—Henry Nordheim for Jack De Lisi, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

**PREMISES AFFECTED**—1325 University Avenue, west side, 248.18 feet north of West 169th Street, Block 2533, Lots 120 and 122, Borough of the Bronx.

## APPEARANCES—

For Applicant: Henry Nordheim.

For Opposition: Stanley Zucker.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 908-59-BZ

**APPLICANT**—Casale and Nowell for Caral Real Estate Company Incorporated, owner; Paul Bianchini, lessee.

**SUBJECT**—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in use of the basement apartment of an existing multiple dwelling from living quarters to an art gallery and living quarters.

**PREMISES AFFECTED**—16 East 78th Street, south side, 162 feet west of Madison Avenue, Block 1392, Lot 63, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alvin F. Gunther.

For Opposition: Leonard Wacksman.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 78-60-BZ

**APPLICANT**—Irving P. Marks for Morris and Lena Metz, owner.

**SUBJECT**—Application February 3, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail, local retail and residence use district, the change in use of an existing public garage, to bowling, recreation center, bar, restaurant and office.

**PREMISES AFFECTED**—341-349 Troy Avenue and 1515-1527 Carroll Street, northeast corner, Block 1407, Lot 1, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving P. Marks, Seymour A. Guttman and Morin Metz.

For Opposition: Stanley Steingut, Joseph Krinsky, James J. Jackman, Rose Shapiro, Sadie Shapiro, Renee Stern, Lena Mullen, Bella Sternhell, Judith Berger, Joseph Krugman, McKinsey Parks, Asbeary Hanes, M. H. Lottor, Doris Ward and others.

**ACTION OF BOARD**—Laid over to June 28, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 322-60-BZ

**APPLICANT**—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street, Corporation, owners.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, D area, class 3/4 height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

**PREMISES AFFECTED**—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: Assemblyman William F. Passannante, Margaret Morgan, Elsa Steinert, Mrs. J. B. Greene, Joseph P. O'Connor and Robert H. Jacobs.

ACTION OF BOARD—Laid over to June 21, 1960, at 10 A. M. for continued hearing; applicant to inform Board as to economic possibility of developing the property in conformance with the Zoning Law.

## 329-60-BZ

APPLICANT—Lama, Proskauer and Prober for Peter Doelger Incorporated, owner; Bertram F. Bonner, Joseph Slifka and Robert Zeiller, Contract Purchasers.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 19B (d) of the Zoning Resolution, to permit in a residence use B area district, the removal of an existing required multiple dwelling garage building to develop the site with additional multiple dwellings, the garage facilities for the proposed buildings will include the 17 additional car spaces required for the existing multiple dwelling.

PREMISES AFFECTED—430 East 56th Street, south side, 255 feet  $\frac{7}{8}$  inches west of Sutton Place South, Block 1367, part of Lot 6, Borough of Manhattan.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A. M. for hearing at request of objector, applicant concurring.

## 253-23-BZ—Vol. III

APPLICANT—Morton S. Cahn for Vilimen Company, Incorporated, owner.

SUBJECT—Application reopened March 22, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution to permit in a business use district, the restoration of a garage use (previously granted by the Board) for more than five (5) motor vehicles on the southerly half of the building; that in the event the space now occupied by the Newport Press is vacated upon the termination of their present lease, the applicant may apply for restoration of this space to the garage use.

PREMISES AFFECTED—14-48 East 98th Street, west side, 102 feet  $3\frac{3}{8}$  inches south of East New York Avenue, Block 4600, Lots 15 and 23, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Morton S. Cahn.

For Opposition: Celia Kandel, Senator William Rosenblatt, Councilman Sam Curtis, Helen Sussman, Esther Cohen, Pearl Barnet, Theresa Galeno, Lillian Kusnetzov, Gertrude Brenner, Frances Solarz, Anna Forman, Anna Tab, Sam Wils, Etta Epstein and Henry Kandel.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## 1037-23-BZ—Vol. II

APPLICANT—The Austin Company for The Macmillan Company, owner.

SUBJECT—Application reopened November 4, 1959 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the upper part of an existing building, the fourth to eighth floors inclusive, from storage and packing, to offices, extending into the residence use district, the lower floors to remain offices.

PREMISES AFFECTED—60 to 62 Fifth Avenue, north-

west corner of West 12th Street, Block 576, Lot 46, Borough of Manhattan.

## APPEARANCES—

For Applicant: Louis DeArmund, Daniel C. Draper and E. N. Renz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated September 18, 1959 acting on Alt. Applic. No. 1782-58, reads:

"1. Change from one non-conforming use to another non-conforming use (Storage & Packing to office) is not permitted in a Residence use District. Article II Para. 3 of the Zoning Resolution."

and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the change in occupancy of the upper part of an existing building, 4th to 8th floors inclusive, from storage and packing, to offices, extending into the residence use district, the lower floors to remain offices, *on condition* that all work shall be done as shown on drawings filed herewith dated October 16, 1959, 27 sheets; that the floors as altered shall conform to all laws, rules and regulations applicable, including the Administrative Building Code and all rules in regard to exits; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 1089-24-BZ—Vol. II

APPLICANT—Julius Bleich for Reliable Operating Corp., owner; Mauricos Co., Inc., lessee.

SUBJECT—Application reopened October 7, 1958 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles.

PREMISES AFFECTED—529-533 West 134th Street, north side, 90 feet east of Broadway, Block 1988, Lots 6 and 60, Borough of Manhattan.

## APPEARANCES—

For Applicant: Stanley Ciecierski.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over, new date of hearing to be set; applicant to confer with engineer; hearing set for June 1, 1960 and laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated July 23, 1958 acting on Alt. Applic. No. 1061-58, reads:

"1. Bldg. located partly in a Business Use district and partly in a Residence Use district—proposal to change the use from one non-conforming use to another non-conforming use is contrary to Art. II Sec. 3 and Sect. 6(b) of Zon. Resol."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a business and residence use district, in an existing two story and basement building, occupied as a public garage, the use of the basement floor for a wholesale grocery warehouse and the storage of four motor vehicles *on condition* that the work be done in accordance with drawings, filed with this application dated August 22, 1958, six sheets; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 212-35-BZ—Vol. IV

APPLICANT—Frederick A. Ketcher for Maria De Palma, owner; Rayco Seat Covers Incorporated, lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Sections 7c, 7i and 7h of the Zoning Resolution, to permit in a business and residence use district, the construction of a one story extension to the present building and extend the present uses of sales, display, storage and installation of auto seat covers, minor motor vehicle repairs limited to muffler replacement service with use of acetylene torch and parking of more than five (5) motor vehicles for patrons, to include the storage and installation of tires, batteries and shock absorber replacement service.

PREMISES AFFECTED—6501-6509 Fort Hamilton Parkway and 948-962 65th Street, southeast corner, Block 5750, Lot 42, Borough of Brooklyn.

APPEARANCES—

For Applicant: Frederick A. Ketcher.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 29, 1960 acting on Alt. Applic. No. 130-60, reads:

"1. Proposed extension to building and addition of the following uses of installation, display and storage & sale of tires, shocks and batteries to premises previously approved under Cal. #212-35-BZ by the Bd. of Standards and Appeals for the following uses: Parking of more than 5 motor vehicles for patrons only, display, sale, storage and installation of auto seat covers, minor motor vehicle repairs (hand tools only) limited to muffler installation and service within the accessory building, with use of oxyacetylene torch, partly in a Business and partly in a Residence zone is contrary to

Art. II, PP. 3 and PP. 4a, subsection 29 & 4 of the Zoning Resolution."

and

WHEREAS, the Board is familiar with this property and feels that it need not be inspected again; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i and h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, i and h, to permit in a business and residence use district, the construction of a one story extension to the present building and extend the present uses of sales, display, storage and installation of auto seat covers, minor motor vehicle repairs limited to muffler replacement service, with use of acetylene torch and parking of more than five motor vehicles for patrons, to include the storage and installation of tires, batteries and shock absorber replacement service, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 9th, 1960, 8 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 746-49-BZ—Vol. II

APPLICANT—H. M. Cole for Kõch Auto Service Company, Incorporated, owner.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7i and 21 of the Zoning Resolution, to permit in a business use district, the continuance of an existing motor vehicle repair shop and storage for more than five (5) cars, previously granted by the Board, for a term of two years, the term of variance expired on November 8, 1953. PREMISES AFFECTED—4423-4429 Broadway, west side, 158 feet 9¾ inches south of West 190th Street, Block 2180, Lot 488, Borough of Manhattan.

APPEARANCES—

For Applicant: H. M. Cole.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960, after due notice by application in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated February 19, 1960, acting on Alt. Applic. 174-60, reads:

"1. Change of use of car salesroom and garage for 5 motor cars to a motor vehicle repair shop and garage for not more than 5 motor vehicles in a business district is not permitted Article II Para 4a(29) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision i of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the



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application be and it hereby is *granted* under Sections 7i and 21 of the Zoning Resolution, to permit in a business use district a motor vehicle repair shop and the storage of more than five (5) cars for a term of ten (10) years from this date, having previously been granted by the Board for two years which expired on November 8, 1953, *on condition* that the work shall be done in accordance with drawings filed herewith dated March 2, 1960, 4 sheets; that a complete one-source sprinkler system shall be installed throughout the building; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 540-57-BZ

APPLICANT—Edward K. Pincus for Sol Rosenbaum, Inc., owner.

SUBJECT—Application reopened May 17, 1960 for consideration as to extension of term of variance, expired February 4, 1960—decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles and the daytime parking for patrons of the store at 2689 Atlantic Avenue.

PREMISES AFFECTED—142-150 Vermont Street, west side, 122 feet 2 inches north of Atlantic Avenue, Block 3671, Lots 30 to 33 inclusive, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Edward K. Pincus.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on February 4, 1958, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation February 4, 1960; and

WHEREAS, this application was reopened on May 17, 1960 and set for hearing on June 14, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 21, 1960 acting on Alt. Applic. No. 1863-57, reads:

"1. Parking & storage of motor vehicles daytime only for patrons of store at 2689 Atlantic Ave. in a Residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 4, 1958, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of five years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 732-57-BZ

APPLICANT—Reginald S. Hardy for Miriam Mandel and Marion Kroll, owners.

SUBJECT—Application reopened May 17, 1960 for consideration as to extension of time to complete, expired March 3, 1960—decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and

7e of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, lubritorium, auto laundry, non-automatic, minor repairs with hand tools only and parking of motor vehicles awaiting service for a stated term of fifteen (15) years.

PREMISES AFFECTED—157-05 Cross Bay Boulevard and 93-02 to 93-10 157th Avenue, southeast corner, Block 14152, Lot 60, Howard Beach, Borough of Queens.

### APPEARANCES—

For Applicant: Reginald S. Hardy.

For Opposition: None.

ACTION OF BOARD—Time extended to complete the work.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on May 13, 1958, as thereafter amended on March 3, 1959, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time to obtain permits and complete the work, which had expired by time limitation March 3, 1960; and

WHEREAS, this application was reopened on May 17, 1960 and set for hearing on June 14, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 4, 1960 acting on N.B. Applic. No. 2850-57, reads:

"1. Proposed extension in time in which to obtain permits and complete work for a gasoline service station and conjunctive uses in a Business Use District is contrary to Cal. No. 732-57-Bd. of S&A."

Resolved, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 13, 1958, as amended through March 3, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained."

## 356-59-BZ

APPLICANT—Leonard F. Rothkrug for Ned Kalesh, owner; Andrea Catering Corporation, lessee.

SUBJECT—Application reopened May 17, 1960 for consideration as to amendment of resolution—decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 21 of the Zoning Resolution, permitting in a retail and residence use, C area district, a one-story extension to a building used as a commissary for a catering establishment and the use of the proposed building, as extended, for catering use and commissary with an occupied area in excess of that permitted.

PREMISES AFFECTED—8609-8613 Fort Hamilton Parkway, east side, 67 feet 5 inches south of 86th Street, Block 6053, Lot 14, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug and Anthony T. Nappi.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on December 22, 1959, this application was granted by the Board on certain conditions; and



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WHEREAS, the applicant requested reopening of this application and extension of the term of variance, for a period of twenty years from December 22, 1959; and

WHEREAS, this application was reopened on May 17, 1960 and set for hearing on June 14, 1960 at 10 A. M.; requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 18, 1960 acting on Alt. Applic. No. 1537-59, reads:

"1. The plan as now proposed does not agree with plans approved by the Board of Standards and Appeals under Resolution 356-59-BZ as required by the Board."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 22, 1959, as amended through May 17, 1960, only as to the term of the variance, so that as *amended* it shall read:

"granted for a term of 20 years from December 22, 1959, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 503-59-BZ

APPLICANT—E. Richard Crino for Max and Elizabeth Langner, owners.

SUBJECT—Application July 28, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the present one family dwelling to remain without the required rear yard and side yards.

PREMISES AFFECTED—2546 Hering Avenue, east side, 300 feet south of Allerton Avenue, Block 4458, Lot 25, Borough of The Bronx.

APPEARANCES—

For Applicant: E. Richard Crino, M. Langner and E. Langner.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated July 15, 1959 acting on N.B. Applic. No. 200-34, reads:

"1. Rear yard is contrary to Sec. 14(a) of the Zoning Res.

"2. Side yards are contrary to Sec. 18b of the Zoning Res."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21 of the Zoning Resolution, to permit in a D-1 area district, the present one-family dwelling to remain without the required rear and side yards, *on condition* that the building shall conform to drawings filed herewith dated July 28, 1959, 3 sheets; that all laws, rules and regulations applicable shall be complied with and there shall be no further extension in height or area of this building; that all permits required and a certificate of occupancy shall be obtained and all work

completed within the requirements of Section 22A of the Zoning Resolution.

## 632-59-BZ

APPLICANT—Leonard F. Rothkrug for Maurice Greenberg and Sidney Schwartz, owners.

SUBJECT—Application October 2, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, covering more than the permitted area and without the required set-back and side yard, all for a temporary term of twenty (20) years.

PREMISES AFFECTED—9522-9528 Seaview Avenue, southwest corner of East 96th Street, Block 8318, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on March 29, 1960 after due notice by publication in the Bulletin; laid over at request of applicant; new date for hearing to be set; notices to be sent out, etc.; hearing set for May 10, 1960; laid over to June 1, 1960 for inspection and decision; hearing closed; then to June 14, 1960; applicant to submit revised drawings showing compliance as to area, setback regulations and parking at the Rockaway Avenue front; and

WHEREAS, the decision of the Borough Superintendent, dated September 15, 1959 acting on N.B. Applic. No. 2669-59, reads:

"1. Proposed structure located within a Residential District with an occupancy for retail dry cleaning, accessory shirt pressing, launderette, shoe repair, accessory parking & proposed sign violates Art. 2 Sect. 3 of zoning resolutions.

"2. In an F district no portion of any bldg. shall be located nearer than 15 ft. from bldg. line to bldg. & will violate Art. 4 Sect. 16a of zone resolutions.

"3. In an F district a side yard required under Art. 4 Sect. 16b of zone resolutions.

"4. Area of bldg. exceeds area of lot & violates Art. 4 Sect. 16A of zone resolutions."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21, to permit in a residence use, F-1 area district, the erection and maintenance of a retail dry cleaning store with accessory shirt pressing, launderette, shoe repair, signs and parking, all for a term of twenty (20) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated June 10, 1960, 4 sheets revised; that the solvent used in the dry-cleaning shall not have a flashpoint below 138°F.; that low curtains or screens shall be provided in the windows of the building to screen the operation within; that all laws, rules and regulations applicable shall



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be complied with; and that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 662-59-BZ

APPLICANT—Jerome W. Perlstein for Leo Boryk, owner.

SUBJECT—Application October 14, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling encroaching on the required rear yard.

PREMISES AFFECTED—219-10 Stewart Road, southside, 70 feet east of 219th Street, Block 7794, Lot 461, Queens Village, Borough of Queens.

### APPEARANCES—

For Applicant: Jerome W. Perlstein.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated September 16, 1959 acting on Alt. Applic. No. 1739-59, reads:

"1. Plans filed with this application show existing extension at rear of the one family dwelling as projecting into a required 20 ft. rear yd. for a G-1 area district; therefore the requested legalization of this sun porch cannot be approved as same is contrary to Art. IV, Sec. 16C, subd. d of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a G-1 area district, the erection of an extension to the rear of a one family dwelling, encroaching on the required rear yard, *on condition* that the building shall conform with drawings filed with this application dated October 14, 1959, 3 sheets and April 25, 1960, 3 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirement of Section 22A of the Zoning Resolution.

## 731-59-BZ

APPLICANT—Casale and Nowell substituting for Archie Protopapas, Ruth Goodney, owner.

SUBJECT—Application November 9, 1959, decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence and restricted retail use district, the change in use of part of the front area at the cellar of a Class A multiple dwelling, from a superintendent's apartment, to an office.

PREMISES AFFECTED—18 East 68th Street, southside, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alvin F. Gunther.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 9, 1959 acting on Alt. Applic. No. 1458-59, reads:

"A2. Business use in residential zone contrary to Art. 2 Sec. 3 Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 1458-59, Objection No. A2, dated October 9, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 732-59-A

APPLICANT—Casale and Nowell substituting for Archie Protopapas, Ruth Goodney, owner.

SUBJECT—Application November 9, 1959—appeal filed pursuant to Section 310 of the Multiple Dwelling Law, for variation of Section 177, re—use of cellar for living purposes.

PREMISES AFFECTED—18 East 68th Street, southside, 95 feet west of Madison Avenue, Block 1382, Lot 60, Borough of Manhattan.

### APPEARANCES—

For Applicant: Alvin F. Gunther.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P. M. for decision; applicant to file revised drawings; hearing closed.

## 742-59-BZ

APPLICANT—Julian Roth of Emery Roth and Sons for 136 East 55th Street, Incorporated, owner.

SUBJECT—Application November 5, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of the present accessory garage to an existing multiple dwelling, to allow the surplus parking spaces for transient parking.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for continued hearing; applicant to send new notices; then to June 14, 1960 for inspection and decision; applicant to submit drawing showing sign; hearing closed; and

WHEREAS, the decision of the Borough Superintendent,



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dated October 7, 1959 acting on Alt. Applic. No. 904-59, reads:

"A2. Transient garage as proposed on this application is contrary to Sect. 4A of the zoning resolution and Sect. 60.1b M.D.L. See recourse under Sect. 60.1d M.D.L."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution and Section 60 (1d) of the Multiple Dwelling Law, to permit in a retail use district, the use of part of an existing legal multiple dwelling accessory garage for transient parking, for a term of twenty-one years, *on condition* that the building conforms with drawings filed with this application dated November 5, 1959, 4 sheets, and sign drawing dated June 13, 1960, one sheet; that the vehicles parked in transient parking space shall be pleasure type cars only and shall not exceed fifty in number in addition to the number of cars parked by tenants of this building and the cars parked on a monthly basis; and also *on condition* that the tenants of this apartment house may recapture any of the space devoted to transient parking on thirty days notice to the Owner in accordance with Section 3(9)(b) of the Zoning Resolution and Section 60b of the Multiple Dwelling Law; that there shall be one sign only, over the entrance, and one sign required by the Department of Licenses inside the entrance; that all laws, rules and regulations applicable shall be complied with, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 141-60-A

APPLICANT—Julian Roth of Emery Roth & Sons for 136 East 55th Street, Inc., owner.

SUBJECT—Application February 24, 1960—filed pursuant to Section 60 of the Multiple Dwelling Law for variation of Section 60, subdivision 1d of the Multiple Dwelling Law re—conversion of multiple dwelling garage to transient garage.

PREMISES AFFECTED—134-136 East 55th Street and 643-655 Lexington Avenue, southeast corner, Block 1309, Lot 50, Borough of Manhattan.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 24, 1960 on Alt. Applic. 904-59, reads:

"A2. Transient garage as proposed on this application is contrary to Sect. 4A of the zoning resolution and Sect. 60.1b M.D.L."

and  
WHEREAS, the applicant states that the building is 150 feet 5 inches by 150 feet 1 inch, irregular in area, 14 floors and pent house, 134 feet 3 inches high, of class 1 construction, located in retail use, B area, class 1½ height district, built in 1958, now used and occupied since 1958 as follows: cellar-boiler room, storage, tenants' laundry, superintendent's workshop, locker room, accessory use to restaurant and garage for 51 motor vehicles, 20 persons; 1st floor—restaurant,

stores, one doctor's office and garage for 42 motor vehicles, 140 persons; 2nd to 14th floors and pent house, apartments; in accordance with Certificate of Occupancy #49128, issued June 4, 1958 against N. B. Applic. 33-55; that the proposed use and occupancy will be the same except for the garage use; and

WHEREAS, the applicant states that the construction of the garage conforms to all of the requirements of the Administrative Code and the Multiple Dwelling Law; that an inspection of the operating records kept by the owner of the building disclosed that the garage was occupied as follow:

|                                                                            |    |
|----------------------------------------------------------------------------|----|
| Cars belonging to tenants in the building                                  | 36 |
| Cars belonging to non-tenants, but stored for periods in excess of 30 days | 25 |
| Total                                                                      | 61 |

that of the total 93 car spaces available in the building, only 61 are in use; that there are 32 car spaces available for transient parking without in any way interfering with the opportunity for the tenants of the building to avail themselves of the parking facilities; that East 55th Street is a heavily travelled west bound street; that in fact, except for 57th Street, it is the first west bound street below East 60th Street which accounts for the extra heavy traffic on this street; that traffic does not clear the block between traffic light intervals, so that very often the entire block is traffic clogged to the point of obstructing north-south traffic on Third Avenue; that were these parking facilities available to the general public, the street parking which is now permitted could be prohibited and the traffic flow freed-up; that on 55th Street near Park Avenue there is a garage which is accessory to the 31 story office building which is known as 425 Park Avenue; that there are also public garages with transient parking at 202-18 East 55th Street and 217-229 East 55th Street, so that East 55th Street is not without parking but which seems to be inadequate as these garages often hang out the "FULL" signs during the day; that it is therefore requested that the Board grant permission for the use of the surplus parking space for transient parking for the following reasons: that the parking facilities which are clearly needed are here available, and their use would eliminate the waste of leaving perfectly good unused parking space; that it will serve to benefit the general welfare by alleviating the traffic problem which is now a factor on East 55th Street; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 904-59, Objection No. A2, dated February 24, 1960, be and it hereby is *modified* under the powers vested in the Board by Section 310 of the Multiple Dwelling Law, and that the appeal be and it hereby is *granted*, *on condition* that the requirements of the resolution adopted by the Board this day under Cal. No. 742-59-BZ shall be met; that all laws, rules and regulations shall be complied with; and that a certificate of occupancy shall be obtained.

## 819-59-BZ

APPLICANT—Leonard F. Rothkrug for Oneibern Realty Corporation, owner; H. C. Bohack Company, Incorporated, lessee.

SUBJECT—Application December 3, 1959—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking.

PREMISES AFFECTED—2566 Boston Road, and 2538 Barnes Avenue, southeast corner, and 2553 Matthew Avenue, Block 4440, Lots 16, 20, 22, 27, 39 and 41, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Mary Ciofalo and Ribello Ciofalo.



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ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for continued hearing and for inspection and decision; applicant to file new drawings and new decision of the Borough Superintendent; then to June 14, 1960 for decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated November 25, 1959 acting on N.B. Applic. No. 1592-59, reads:

"1. Proposed supermarket and accessory parking for more than five motor vehicles partly in a residence use district is contrary to Art. II Sect. 3 of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c and e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 7e of the Zoning Resolution, to permit in a business and residence use district, the erection and maintenance of a retail supermarket with accessory customer and employee parking, *on condition* that work shall be done in general accordance with drawings filed herewith dated December 3, 1959, 3 sheets and June 3, 1960, 2 sheets revised; except that face brick shall be used on all sides of the building; that the wall along the building line of Matthews Avenue shall be 5 feet 6 inches in height, of face brick, with a proper coping and with no gate or entrance in such wall; that this brick wall shall be returned on the north end to meet the supermarket building and also returned 100 feet on the south end of the Matthews Avenue front perpendicular to the building line; that the parking area shall be paved with clean cinders or gravel, treated with a binder or an asphalt pavement and rolled to the proper grade to provide adequate drainage; that proper bumpers shall be placed wherever required; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 852-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 8, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles.

PREMISES AFFECTED—466-474 St. Nicholas Avenue and 317-319 West 133rd Street, northeast corner, Block 1959, Lot 1, Borough of Manhattan.

APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1959 acting on N.B. Applic. No. 188-59, reads:

"1. The proposed demolition of an existing bldg. & the construction of a new bldg., storage tanks & gasoline pumps on the site of an existing Gasoline Service Station and grease pits to be used as—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles and proposed business signs on a lot located within a residence use district is contrary to Art. II Sec. 3 Zoning Res.

2. Proposed business sign on post standard extending 4'-0" beyond the building line in a residence use district is contrary to Art. II Sec. 3 Zoning Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions a and i of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7a and i, to permit in a residence use district, the reconstruction of an existing gasoline service station and extend the uses to include lubritorium, car washing, salesroom, utility room, minor auto repairs, business sign and parking and storage of motor vehicles, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 8, 1959, 4 sheets and April 20, 1960, 1 sheet; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 854-59-BZ

APPLICANT—John J. Lynch and James J. Lyons, Jr. for Nathan Greenbaum, owner.

SUBJECT—Application December 15, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles.

PREMISES AFFECTED—Manor Avenue, east side, 100 feet south of East 174th Street, Block 3866, Lots 34 and 36, Borough of The Bronx.

APPEARANCES—

For Applicant: John J. Lynch, James J. Lyons, Jr. and Nathan Greenbaum.

For Opposition: None.

For Administration: John J. Saunders, B'd. of Education and Harvey Fox, N.Y.C. Housing Authority.

ACTION OF BOARD—Application granted on condition.  
THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated November 19, 1959 acting on Alt. Applic. No. 572-59, reads:

"1. Proposed parking of more than five motor vehicles in a residence use district is contrary to Art. II Sec. 3 of the Z. R."

and

WHEREAS, the Board found that this was an appropriate



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case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, for a term of ten years, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five motor vehicles, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 15, 1959, 4 sheets; that there shall be one curb cut only from Manor Avenue and one opening only on the Manor Avenue side with gates thereto; that all laws, rules and regulations applicable shall be complied with; that no sign shall be erected other than that required by the Department of Licenses; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 870-59-BZ

APPLICANT—Leonard F. Rothkrug for Sheldon Realty Corporation, owner; Cover Girl Dress Store, lessee.

SUBJECT—Application December 21, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use district, D area district, the extension of a retail dress store occupying more than the permitted area.

PREMISES AFFECTED—942 Kings Highway, south side, 61 feet 9 $\frac{7}{8}$  inches east of East 10th Street, Block 6666, Lot 113, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Irving Jay Schwartz and William B. Schwartz.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 17, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to file new drawings; hearing closed; then laid over to June 14, 1960 for applicant to file revised drawings and for decision; and

WHEREAS, the decision of the Borough Superintendent, dated December 7, 1959 acting on Alt. Applic. No. 1909-59, reads:

"1. On a lot located partly in a business use and partly in a residence use district, the proposed extension into residence use district is contrary to Art. II Sect. 3 of the Zoning Resolution.

2. On a lot located in a D area district the proposed extension in the business and in the residence use portion of the lot exceed the area permitted by Art. 4 Sect. 14 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the extension of a retail

dress store occupying more than the permitted area, *on condition* that the work shall be done in accordance with drawings filed herewith dated December 21, 1959, 2 sheets, May 31, 1960, 1 sheet revised and June 9, 1960, 2 sheets revised; that all exits shall comply with the Administrative Building Code; that the liveload capacity on the second floor shall also be in compliance with the Administrative Building Code; that all other laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 903-59-BZ

APPLICANT—Leonard F. Rothkrug for Miriam Mandel and Marion Kroll, owners.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores using more than the permitted area and without the required set-backs all for a temporary term of twenty (20) years.

PREMISES AFFECTED—1584 to 1594 Rockaway Parkway, northwest corner of Avenue J, Block 8204, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for inspection and decision; applicant to file amended drawings; hearing closed; then to June 14, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 23, 1959 acting on N. B. Applic. No. 3080-59, reads:

"1. Proposed retail store portion of bldg. to be occupied as a library and retail stores is contrary to Art. 2 Sect. 3 of the Zoning Resolution.

2. Proposed required setback on Rockaway Parkway within 15 ft. & the required setback from Ave. J within 10 ft. violates Art. 4 Sect. 15A(c) of zone resolution.

3. The proposed coverage of area within an E-1 area district violates Art. 4 Sec. 15A(d) of zone resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21, to permit in a residence use, E-1 area district, the erection and maintenance of retail stores, with accessory parking, at the same time as the erection of a public library, said stores to use more than the permitted area, all for a term of twenty (20) years, *on condition* that the store building shall be set back 5 feet from the Rockaway Parkway building line and 5 feet from the Avenue J building line;



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that all work shall be done in accordance with drawings filed herewith dated December 30, 1959, 1 sheet, May 23, 1960, 1 sheet, May 23, 1960, 2 sheets revised and June 10, 1960, 4 sheets revised, with the exception of the provision for the above setbacks; that the length of the sign on Avenue J shall be limited to the length of the window along that street front; that the size of the signs on Rockaway Parkway shall be limited to those permitted in a retail district; that all laws, rules and regulations applicable shall be complied with; that all permits and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 907-59-BZ

APPLICANT—New York Telephone Company, owner; Harold V. Dixon, general solicitor.

SUBJECT—Application December 31, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company.

PREMISES AFFECTED—61 Bogert Avenue, northeast corner of Browning Avenue, Block 917, Lot 65, Todt Hill, Borough of Richmond.

### APPEARANCES—

For Applicant: Edward B. Cadley, T. A. McGovern and W. Vollkommer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 1, 1960 for revised drawings including a perspective showing the design of the exterior of proposed building in conformance with architecture of adjacent residences, antennae poles in a flag pole design and complete landscaping and for inspection and decision; then to June 14, 1960 for decision; applicant to file revised drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 1, 1959 acting on N. B. Applic. No. 1382-59, reads:

"1. Radio receiving station located in a Residential "G" district is not a permitted use under Art. II Sect. 3 Zone Resolution & is contrary to Art. IV Section 16-B subdiv. (2) Zone Resolution & is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting under certain conditions; and

WHEREAS, the Board found this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a radio telephone receiving station and associated free standing antennae poles by the New York Telephone Company, for a term of twenty (20) years, *on condition* that the work shall be done in accordance with drawings filed herewith dated June 9, 1960, 8 sheets revised; that the antennae poles shall be of the flagpole type; that all other laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 20-60-BZ

APPLICANT—Leonard F. Rothkrug for Highway Mansion Incorporated, owner; Lillian Fruit Corporation, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a patron and employee parking lot, no fee to be charged, in conjunction with adjoining supermarket, all for a temporary term of ten (10) years.

PREMISES AFFECTED—1601 East 16th Street, southeast corner of Avenue P, Block 6779, Lot 1, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for applicant to file revised drawings and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 2, 1959 acting on Alt. Applic. No. 3315-59, reads:

"1. Parking of motor vehicles for patrons of market adjoining this lot at 1613 East 16th Street in a residence use district is contrary to Art. II Sec. 3 of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h, to permit in a residence use district, the maintenance of a patron and employee parking lot, no fee to be charged, in conjunction with adjoining supermarket, all for a temporary term of ten years, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 30, 1959, 3 sheets and June 10, 1960, 1 sheet revised; that a sign denoting parking shall be limited to five square feet and located at the gate; that the opening in the fence shall be fitted with gates which shall be closed during non-business hours; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 56-60-BZ

APPLICANT—Leonard F. Rothkrug for Joseph Carini, owner.

SUBJECT—Application January 21, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the maintenance of non-transient storage and parking of fuel oil truck and service cars for a temporary term of ten (10) years in conjunction with a storage garage.

PREMISES AFFECTED—346-360 East 29th Street, west side, 230 feet north of Avenue D, Block 5194, Lot 25, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Leonard F. Rothkrug, Peter Carini and Joseph Carini.

For Opposition: William F. Fox, Helen Franke, Hannah



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Topper, Mrs. Thomas Rogers, Margaret McDade, Elsie M. Bank, Lillian Spielmann, Councilman Jack Kranes, Assemblyman Max W. Tushen, James F. Rogan, Claire Mastrotta, Michael Lovett, Helen Kelpin, Ellen Grier, Michael Losasco, Mrs. M. Callahan, Lawrence Tambrini, Lester Connors, Joseph F. Alfano, Eileen Nugent, James McCale, Mrs. Grace Meritt, Mrs. Ann Nilsen, Mrs. Mary E. Hamlon and others,

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Fox and Commissioner Becker ..... 4  
Not Voting: Commissioner Sleeper ..... 1

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated January 12, 1960 acting on Alt. Applic. No. 3404-59, reads:

"1. Non-transient storage and parking (fuel oil trucks and service cars) in conjunction with storage garage in Res. use district contrary to Art. II Sec. 3 of Zoning Resolution."

and

WHEREAS, the Board carefully considered this application and discussed it fully; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. App. 3404/59, Objection No. 1, dated January 12, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 90-60-BZ

APPLICANT—Leonard F. Rothkrug and Herbst and Rusciano for Fairmount Theatre Corporation, owner; Joseph Rosenblum, lessee.

SUBJECT—Application February 8, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the alteration and change in occupancy of the theatre portion of the building to a retail supermarket on the first floor and bowling alleys on the two upper stories.

PREMISES AFFECTED—57 East Burnside Avenue, northeast corner of Walton Avenue, Block 3178, Lot 1, Borough of the Bronx.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: Clara Tepper.

ACTION OF BOARD—Application denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 1, 1960 after due notice by publication in the Bulletin; laid over to June 14, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 29, 1960 acting on Alt. Applic. No. 1130-59, reads:

"1. The premises located partly in retail and partly in a residence district the proposed change of use of the stores and theatre to supermarket on the first floor and bowling alleys on the 2nd & 3rd floors is contrary to Section 3, Art. II Zoning Resolution and is therefore denied."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision c of the Zoning Resolution.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. No. 1130-59 Objection No. 1, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 243-60-BZ

APPLICANT—Larry Meltzer for Congregation Bnai Israel of Midwood Inc., owner.

SUBJECT—Application March 31, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of a one and three story fireproof building, which structure as proposed, occupies more than the permitted area, such structure to be occupied for synagogue purposes.

PREMISES AFFECTED—4915-4923 Avenue J and 1796-1808 Utica Avenue, northwest corner, Block 7775, Lot 1, Borough of Brooklyn.

APPEARANCES—

For Applicant: Larry Meltzer, George A. Berkowitz, Assemblyman Max M. Turshen, Rabbi Pincus Dachowitz, Councilman Jack Kranis and others.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 14, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 acting on N.B. Applic. No. 519-60, reads:

"1. In a D area district the proposed building occupies more than the area permitted by Art. IV Sec. 14 of the Z.R."

and

WHEREAS, the Board has considered this application; and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby *make a variation* in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 21, to permit in a business use, D area district, the erection of a one and three story fireproof building, which structure as proposed, occupied more than the permitted area, such structure to be occupied for Synagogue purposes, *on condition* that the work shall be done in accordance with drawings filed with this application dated March 31, 1960, 7 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 3:30 P.M.

JOSEPH J. DOYLE, Chief Clerk.

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.



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## 906-51-A

APPLICANT—Samuel Rosenblum for 147 West 35th Street Corp., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner—previously granted on condition. PREMISES AFFECTED—147-151 West 35th Street, north side, 208 ft. 4 in. east of 7th Avenue, Block 811, Lot 10, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on September 25, 1956 on certain conditions; and

WHEREAS, the term of variance was extended on July 8, 1958; and

WHEREAS, the applicant requested an amendment of the resolution; and

WHEREAS, the owners agree that the Quick Response Service will be maintained; that power will be maintained at all times; and that the elevators will be at lobby level when the building is normally closed, in accordance with the provisions of General Resolutions adopted by the Board under Cal. No. 630-56-GR.

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on September 25, 1956, as amended through July 8, 1958, by adding thereto:

"that the automatically controlled elevators may be permitted, on condition that other than as herein amended the resolution above cited shall be complied with in all respects; and that the service shall be maintained in accordance with the requirements of resolutions adopted by the Board under Cal. No. 630-56-GR." Fire Dept. Decision 5/2/60

## 849-59-A

APPLICANT—Hannibal F. Zumbo for Michael and William Turino, owners doing business as William Turino Company.

SUBJECT—Application December 14, 1959—Appeal from a decision of the Borough Superintendent,—re egress and stairway.

PREMISES AFFECTED—130 Park Place, south side, 57 feet 2 inches west of Washington Street, Block 128, Lot 42, Borough of Manhattan.

### APPEARANCES—

For Applicant: Hannibal F. Zumbo.

ACTION OF BOARD—Appeal withdrawn without prejudice, at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker ..... 4

Negative: ..... 0

Absent: Commissioner Fox ..... 1

## 71-60-A

APPLICANT—Samuel Rosenblum for 115 Wooster Street Corporation, owner.

SUBJECT—Application February 1, 1960—Appeal from a decision of the Borough Superintendent—re stairs and egress.

PREMISES AFFECTED—115-121 Wooster Street, west side, 101 feet south of Prince Street, and 431-433 West Broadway, Block 501, Lots 10, 11, and 20, Borough of Manhattan.

### APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 96-60-A

APPLICANT—Polarad Electronics Corporation for Albert W. Franklin, owner.

SUBJECT—Application February 8, 1960—Appeal from an order and a decision of the Fire Commissioner—re Fire exit lock.

PREMISES AFFECTED—43-20 34th Street, west side, 100.02 feet south of 43rd Avenue, Block 243, Lot 35, Long Island City, Borough of Queens.

### APPEARANCES—

For Applicant: Daniel P. Chernoff.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 102-60-A

APPLICANT—Hadyn H. Craigwell for Hylas Strangs, owner.

SUBJECT—Application February 17, 1960—filed pursuant to 310 of the Multiple Dwelling Law for variation of Section 231 of the Multiple Dwelling Law re—egress.

PREMISES AFFECTED—1060 Grant Avenue, east side, 157 feet south of East 166th Street, Block 2448, Lot 10, Borough of the Bronx.

### APPEARANCES—

For Applicant: Hadyn H. Craigwell.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 132-60-A

APPLICANT—Joseph M. Lonergan, for Heidelberg Realty Corporation, owner.

SUBJECT—Application February 18, 1960—Appeal from a decision of the Fire Commissioner re—elevator in readiness.

PREMISES AFFECTED—300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of Manhattan.

### APPEARANCES—

For Applicant: Joseph M. Lonergan.

ACTION OF BOARD—Laid over to June 21, 1960, at 2 P.M., for continued hearing.

## 289-60-A

APPLICANT—Burke and Groh for William Uhl, adjoining property owner.

OWNER OF PREMISES—Bay Terrace Country Club, Incorporated.

SUBJECT—Application April 13, 1960—Review of decision of Borough Superintendent and revocation of permit NB 4219/59 re-parking facilities.

PREMISES AFFECTED—217-14 24th Avenue, southeast corner of Little Neck Boulevard, Block 6008, Lots 95, 101 and 103, Bayside, Borough of Queens.

### APPEARANCES—

For Applicant: Robert T. Groh, Margaret Laurecella, William Uhl, Robert L. Spear, John C. Glenn, Eleanor M. Vogt, Mrs. L. Ancona, Florence Goodzinski, Bernice Berman, Marie Marinello, Millie Falco, Judith Meyers, Elizabeth Grinta, Elizabeth Geanwola, Oliver Bodor, Lenora Fahlander, Brynolf Fahlander, Ida H. Wagner, William J. Wagner, J. B. Mule and T. C. Chase.

For Owner: R. S. Hardy, Robert D. Levin, Irwin G. Canto, Joel Spector, Joseph Goldrich, Audrey Kaylin, Seymour S. Streisfeld, David Bernstein and Gerald Palevsky.

For Administration: H. Irving Sigman, Dept. of Buildings.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P.M., for further consideration by the Board and decision; both sides may file briefs.



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## 302-60-A

APPLICANT—Carl E. Schiffer for Frederic Burget, owner.

SUBJECT—Application April 22, 1960—Filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 34 and 216 of the Multiple Dwelling Law re—superintendent's cellar apartment.

PREMISES AFFECTED—1868 White Plains Road, east side, 78.06 feet south of Rhineland Avenue, Block 4050, Lot 35, Borough of The Bronx.

### APPEARANCES—

For Applicant: Carl S. Schiffer and Fred Burgert.

ACTION OF BOARD—Laid over to June 28, 1960, at 2 P.M., for inspection and decision.

## 222-34-BZ

APPLICANT—Peggy Cooney for Estate of Keva Skodnick, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—254-02 Hillside Avenue, southeast corner of Little Neck Parkway, Block 4523, Lot 51, Floral Park, Borough of Queens.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 25, 1935, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on May 15, 1938; and

WHEREAS, the term of variance was extended on November 26, 1957; and

WHEREAS, the resolution was last amended on June 10, 1958; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on January 4, 1939, as *amended* through June 10, 1958, by adding thereto:

"that the existing parkway type pumps may be replaced with approved modern low type gasoline pumps, as shown on revised drawing marked 'Received May 6, 1960,' one sheet, except that such pumps shall be located not less than 15 feet from either street building line, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Misc. App. 676/60)

## 458-38-BZ—Vol. IV

APPLICANT—Henry Nordheim for Frank Memola, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension for use as minor motor vehicle repairs and the removal of two pumps.

PREMISES AFFECTED—1800 Cross Bronx Expressway, south side from Beach Avenue to Taylor Avenue and 1376

Beach Avenue, Block 3881, Lots 11, 20 and 21, Borough of The Bronx.

### APPEARANCES—

For Applicant: Henry Nordheim.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. IV, on December 8, 1959, on certain conditions; and WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 8, 1959, by adding thereto:

"that the proposed extension may be reduced in size and constructed substantially as shown on revised drawing marked 'Received May 5, 1960,' one sheet, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt. 935/58)

## 890-42-BZ

APPLICANT—Peggy Cooney for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business and unrestricted use district, the alteration and extension of an accessory building used as office, lubricatory, car washing, brakes and repairs upon a plot occupied as a gasoline service station and also upon the unrestricted use part of the plot the parking of more than five motor vehicles.

PREMISES AFFECTED—378-394 Coney Island Avenue, 86-90 Kermit Place, southwest corner and 843-849 Caton Avenue, northwest corner of Coney Island Avenue, Block 5322, Lots 80 and 84, Lot 84 formerly known as Lots 84 and 85, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 27, 1943, on certain conditions; and

WHEREAS, plans submitted as being in substantial compliance with the Board's requirements, were approved on July 13, 1943; and

WHEREAS, time to obtain permits and complete the work was last extended on December 2, 1952; and

WHEREAS, amended working drawings were approved by the Board on December 2, 1952; and

WHEREAS, the applicant requested further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 27, 1943, as *amended* through December 2, 1952, by adding thereto:

"that the sides of the accessory building facing Caton Avenue and Coney Island Avenue may be surfaced with an approved porcelain enamel on steel veneer, as shown on revised drawings dated 'May 6, 1960,' two sheets, *on condition* that other than as *herein amended* the resolution above cited shall be complied with in all respects." (BN 639/60)



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## 311-46-BZ—Vol. III

APPLICANT—Peggy Cooney for Socony Mobil Oil Company Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business and residence use district, the maintenance of the existing gasoline service station, lubritorium, auto laundry, minor auto repairs, office and sale of accessories, boiler room, dealer training room, storage and heater room and to change the use of that portion of the premises occupied as a used car sales lot to a parking lot for the parking and storage of more than five motor vehicles and to relocate the pump islands, install new pumps and add one additional curb cut.

PREMISES AFFECTED—165-01 to 165-17 (165-01 official) Hillside Avenue and 87-45 to 87-53 165th Street, northeast corner, Block 9837, Lots 10 and 13, Jamaica, Borough of Queens.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on October 21, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 12, 1959; and

WHEREAS, the applicant requested an amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 21, 1958, as amended on May 12, 1959, by adding thereto:

“that three 550-gallon approved gasoline storage tanks may be installed in addition to the three existing 1500 gallon tanks, as shown on revised drawing marked ‘Received May 6, 1960’, one sheet; that the new tanks shall be installed in accordance with the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution; *on condition* that other than as herein *amended*, the resolution above cited shall be complied with in all respects.” (Misc. App. 733/59)

## 512-48-BZ

APPLICANT—Peggy Cooney for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7i and 7A of the Zoning Resolution, permitting in a restricted retail use district, the erection and maintenance of a motor vehicle repair shop and the parking and storage of more than five motor vehicles with entrances beyond the permitted distance from intersection and with advertising signs nearer to the arterial highway than permitted.

PREMISES AFFECTED—135-16 to 135-22 Linden Boulevard and 114-02 to 114-10 Van Wyck Expressway, southwest corner, Block 11661, Lots 7 and 9, Ozone Park, Borough of Queens.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application reopened and resolution amended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, this application was granted by the Board on December 7, 1948 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on December 6, 1949; and

WHEREAS, the term of variance was extended on December 19, 1958; and

WHEREAS, the resolution was last amended on October 6, 1959; and

WHEREAS, the applicant requested further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 7, 1948, as *amended* on October 6, 1959, by adding thereto:

“than the existing parkway type pumps may be replaced with approved modern low type gasoline pumps on new concrete islands, as shown on revised drawing marked ‘Received May 6, 1960’, one sheet, except that the pumps facing Van Wyck Expressway shall be set back not less than 15 feet from the building line, *on condition* that other than as herein *amended* the resolution above cited shall be complied with in all respects.” (Misc. Ap. 339/60)

## 769-53-BZ

APPLICANT—Peggy Cooney for I.D.L. Service Station, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7i and 7A of the Zoning Resolution, permitting in a retail and business use district, for a term of 15 years, the erection and maintenance of a gasoline service station, car wash, lubritorium, auto showroom, motor vehicle repairs, painting and spraying, wheel alignment, brake testing, accessory sales and offices; and permitting the parking and storage of motor vehicles on unbuilt upon portion of the lot with curb cuts nearer the residence use district than is permitted.

PREMISES AFFECTED—102-25 Atlantic Avenue and 93-10 to 93-16 104th Street, northwest corner, Block 9310, Lot 19, Richmond Hills, Borough of Queens.

### APPEARANCES—

For Applicant: Peggy Cooney and E. H. Snackenberg.

ACTION OF BOARD—Application for request to reopen and amend resolution denied.

### THE VOTE—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

## 166-55-BZ—Vol. II

APPLICANT—Paul Friedman for Murray Sceman and Reuben L. Kershaw, owners.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired May 19, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gaso-



# MINUTES

line service station, automatic car wash, lubricatory, minor repairs with hand tools only, office, storage and sale of automobile accessories, parking and storage of more than 5 motor vehicles with ground signs in a retail use district, for a stated term of 15 years.

**PREMISES AFFECTED**—105-19 to 105-37 Horace Harding Expressway and 59-02 to 59-28 Granger Street, northwest corner; 105-20 to 105-38 Westside Avenue and 60-01 to 60-11 Xenia Street, Block 1963, Lot 5, Corona, Borough of Queens.

## APPEARANCES—

For Applicant: Paul Friedman.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on May 27, 1958 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on May 19, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 27, 1958, as *amended* on May 19, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App. 3687/57)

## 588-56-BZ

**APPLICANT**—Arthur Jovis for Ledwood Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired May 5, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of an extension to the basement and first floor of an existing multiple dwelling for a retail business use.

**PREMISES AFFECTED**—107 East 60th Street, north side, 20 feet east of Park Avenue, Block 1395, Lot 4, Borough of Manhattan.

## APPEARANCES—

For Applicant: Arthur Jovis.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 9, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was extended on April 8, 1958; and

WHEREAS, the resolution was amended on May 5, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 9, 1957, as *amended* through May 5, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (Alt. App. 1179/56)

## 280-58-BZ

**APPLICANT**—James E. Vassalotti for L. L. F. Realty Co., Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete which has expired May 26, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, to permit in a residence use district, the erection of two (2) one-story buildings to be used as public market and stores, with loading and unloading and the parking of patrons cars—no fee to be charged.

**PREMISES AFFECTED**—1555-1581 Rockaway Parkway, east side, 379 feet south of Flatlands Avenue and 1162-1174 East 98th Street, Block 8205, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on May 26, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on May 26, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

“that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained.” (NB App. 262 and 263/58)

## 492-29-BZ—Vol. V

**APPLICANT**—Lawrence M. Rothman, for Theobold Brothers Corp., owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, to permit in a residence use district, for a term of years, the continuation on first floor of existing multiple dwelling, a limited business occupancy, facing Grand Concourse and Boulevard.

**PREMISES AFFECTED**—2183-2185 Grand Concourse, west side, 154.94 feet south of East 182nd Street, Block 3162, Lot 30, Borough of The Bronx.

## APPEARANCES—

For Applicant: Lawrence M. Rothman.

**ACTION OF BOARD**—Application reopened and set for



# MINUTES

hearing on July 12, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice; premises to be inspected by a Committee of the Board; applicant to file new photographs after all illegal signs have been removed.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 876-52-BZ—Vol. II

APPLICANT—Saul Goldsmith for 29 Clay Street Corp., owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 21 of the Zoning Resolution, to permit in a business use, C area district portion of plot, located in a residence and business use district, the erection and maintenance of a factory building using more than the area permitted.

PREMISES AFFECTED—71-08 51st Avenue, and 51-01 to 51-11 71st Street southeast corner and 51-02 to 51-10 72nd Street, Block 2460, Lots 7 and 9, Winfield, Borough of Queens.

## APPEARANCES—

For Applicant: Saul Goldsmith.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 1004-57-BZ—Vol. II

APPLICANT—Henry J. Nurick for Mrs. Palma Campbell, owner.

SUBJECT—Application for consideration—reopening as Vol. II subject to regular procedure—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7i of the Zoning Resolution, permitting in a business use district, the change in use of an existing one-story building from cooperage and barrel factory to a motor vehicle repair shop for body and fender repairs.

PREMISES AFFECTED—434-440 Manhattan Avenue, southeast corner of Bayard Street, Block 2724, Lot 7, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Henry J. Nurick.

ACTION OF BOARD—Application reopened as Vol. II subject to the regular procedure.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 840-49-BZ

APPLICANT—Samuel Rosenblum for Frederico Construction and Realty Company, Inc., owner.

SUBJECT—Application for consideration—reopening for extension of term of variance which expired April 12, 1960—re Application, decision of the Borough Superin-

tendent; previously granted on condition, under Sections 7c and 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from store and dwellings to manufacturing.

PREMISES AFFECTED—315 East 53rd Street, north side, 177 ft. east of 2nd Avenue, Block 1346, Lot 8, Borough of Manhattan.

## APPEARANCES—

For Applicant: Samuel Rosenblum.

ACTION OF BOARD—Application reopened and set for hearing on July 12, 1960, at 10 A.M., to consider extension of the term of variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 5:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk.*

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on June 1, 1960, as they appeared in Bulletin No. 23, Vol. 45, hereby corrected to read as follows:

## 101-59-BZ

APPLICANT—Joseph Lau for 168 Third Avenue Realty Corporation, owner; Wilberg Parking Corporation, lessee.

SUBJECT—Application February 18, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a local retail use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles.

PREMISES AFFECTED—168-180 Third Avenue, west side, 20 feet north of East 16th Street, and 145-147 East 16th Street, Block 872, Lot 36, Borough of Manhattan.

\* Correction—In the Premises Affected portion the address has been corrected to read as shown in italics above.

## \*CORRECTION

The minutes of the meeting of the Board of Standards and Appeals held on May 10, 1960, as they appeared in Bulletin No. 20, Vol. 45, are hereby corrected to read as follows:

## 512-59-BZ

APPLICANT—Irving P. Marks for Fannie Schuster and Mollie Schuster, owners; Schuster Bros., Incorporated, lessee.

SUBJECT—Application July 31, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office and lumber shed and include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials and the parking and storage of the owner's trucks.

PREMISES AFFECTED—2351-2353 East 19th Street, east side, 240 feet north of Avenue X, Block 7404, Lot 60, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Irving P. Marks.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



# CORRECTION

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on February 9, 1960 after due notice by publication in the Bulletin; laid over to February 24, 1960 for hearing at request of attorney for objectors; then laid over to March 8, 1960 for inspection and decision; hearing closed; laid over, date to be set; applicant to file revised drawings and new decision of the Borough Superintendent; then set for May 10, 1960; and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1959 acting on Alt. Applic. No. 1640-59, reads:

"3. The change in use from an existing open air storage of lumber, to sale & storage of new & used lumber, second hand building materials removed from demolished buildings consisting of doors, trim, plumbing supplies, iron & steel and other usable materials, & parking & storage of firms trucks, is contrary to Art. II, Sect. 4 (31) of the Zoning Resolution."

and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1959 acting on N.B. Applic. No. 1786-59, reads:

"2. The erection of an office & storage building in conjunction with a lumber yard is contrary to Art. II, Sect. 4 (31) of the Zoning Resolution."

and

WHEREAS, the decision of the Borough Superintendent, dated July 22, 1959 acting on N.B. Applic. No. 1787-59, reads:

"4. The erection of a storage shed in conjunction with

a lumber yard is contrary to Art II, Sect. 4 (31) of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be granted under certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision c of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7c of the Zoning Resolution, to permit in a manufacturing and residence use district, in an existing legal lumber yard, the erection of an office and lumber shed, and to include the additional uses of the sale and storage of new and used lumber, second hand building materials, plumbing supplies, iron and steel and other usable materials, and the parking and storage of owners' trucks *on condition* that the work be done in accordance with drawings filed with this application dated July 31, 1959, 3 sheets, and March 24, 1960, 2 sheets, revised; that the piers shown adjacent to the rolling doors on East 19th Street shall be made structurally satisfactory to the Department of Buildings; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

\* Correction: In the prior publishing of the above resolution the decisions of the Borough Superintendent shown in italics above were not included.

# RULES

## RULES FOR TESTS OF FIRE-RESISTIVE, FLAMEPROOFED MATERIALS, SUCH AS TEXTILES, PAPER, SIMILAR MATERIALS AND ADHESIVES USED FOR DECORATIVE PURPOSES AND TREATED ACOUSTICAL DRAPERIES, CARPETS AND SIMILAR MATERIALS FOR USE IN PLACES OF PUBLIC ASSEMBLY AND SPECIAL OCCUPANCY STRUCTURES.

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS MAY 3, 1940. EFFECTIVE IN ACCORDANCE WITH SECTION 665, SUBDIVISION C, OF THE NEW YORK CITY CHARTER, MAY 27, 1940.

[Cal. No. 294-40-SR]

### AUTHORITY:

Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, paragraph 2, of the Charter of the City of New York and Section C26-721.0b (12.2) as amended by Local Law No. 170, approved November 14, 1939, and Section C19-16.1 Local Law No. 112, approved July 18, 1939.

### 1.0 SCOPE

These requirements apply to flameproofed combustible materials used for decorative or other purposes within special occupancy structures as defined in Section C26-715.0 (12.1.1)

and other places of public assembly as provided in Section C19-161.0 which was amended by Local Law No. 112.

### 2.0 GENERAL REQUIREMENTS

It shall be unlawful for any person to use any decorations, drape, curtain or scenery used for artistic enhancement which is made of combustible material, unless painted or saturated with a non-combustible material or liquid or otherwise rendered safe against fire to the satisfaction of the Fire Commissioner and in accordance with the requirements of these Rules, in any building of a public character, including a hotel, theatre, restaurant, public hall, department store, and a building used or intended to be used for purposes of public assembly, amusement or instruction, and a building where large numbers of persons congregate (See Section C19-161.1) except as exempted in Rule 7.

After flameproofing, such processing as ironing, sewing and normal handling shall have no detrimental effects on the treatment of the material.

### 3.0 APPROVAL OF MATERIALS AND METHODS USED IN FLAMEPROOFING TEXTILES, ETC.

3.1 No materials or methods for flameproofing combustible materials for use under these Rules shall be used unless approved by the Board.

### 4.0 FLAMEPROOFING PROPERTIES.

The flameproofed material, when subjected to the test described in Rule 5.0, shall meet the following requirements as to fire-retardant properties.

4.1 FLASHING—No flashing shall occur at any time on the length of the test specimen. A flashing due to fuzz or bad edges may be disregarded.

4.2 DURATION OF FLAME—The average continuation of flaming shall not exceed 3 seconds.



BOARD OF STANDARDS AND APPEALS  
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Urbana, Ill.

## RULES

4.3 DURATION OF GLOW—The average continuation of glow at the edge of the charred area shall not exceed an additional twenty seconds after the cessation of flaming. Glow confined to the charred area may be disregarded.

### 5.0 TESTS.

Tests for each specific installation of originally treated combustible material, or any re-tests thereof, shall be made by the Fire Commissioner, or in a laboratory approved by him, in accordance with the requirements of these Rules.

5.1 SAMPLING FOR TEST SPECIMENS — Samples of each variety of material and for every kind of treatment shall be subjected to separate test. Samples shall be of sufficient size to furnish test specimens provided for in Rule 5.2. At least three samples shall be furnished for every 500 square feet or fraction thereof.

5.2 TEST SPECIMENS—Specimens for test shall be 2 in. wide and 12½ in. long and shall be numbered on one end. Test specimens shall be carefully cut from at least three different places in the material to provide a minimum of three test specimens from each material for testing.

5.3 CONDITIONING OF TEST SPECIMENS—The test samples or test specimens shall be dried for 24 hours in a room of average temperature of 70° F., with an average humidity of 40%.

5.4 TEST FOR PERMANENCE OF CHEMICALS—Test specimens shall be suspended by folding and pinning one-half inch of the numbered end over a horizontal 8-gauge wire, placed two inches above the center of a 7-inch opening in a 3-ft. wind tunnel arranged to deliver a wind velocity to the air, at the tunnel end, of 700 lineal feet, plus or minus 50 ft. per minute, as measured by a suitable anemometer on a line with the wire. In this position the test specimens shall be whipped for five minutes. Immediately upon conclusion of this test, the specimens shall be placed in a closed dry container until required for the flame test.

5.5 APPARATUS FOR FLAME TEST—The apparatus shall consist of a ring stand 20 inches high with an adjustable clamp housed in a metal shield 12 inches square and 20 inches high, opened in front and at both ends and a Bunsen or Tirrill gas burner which shall have a tube of ⅜-inch inside diameter.

5.6 FLAME TEST—A whipped test specimen shall be taken from the closed container required in Rule 5.4 and suspended vertically with one-half inch of the numbered end in a clip held in a clamp on a ring stand so that the test specimen shall hang vertically within and near the center of the metal shield required in Rule 5.5. The lower end of the test specimen shall be three-quarters of an inch above the top of the gas burner on which the air supply is shut off completely and adjusted to give a luminous flame 1½ inches long. The flame shall be applied for 12 seconds, then withdrawn. The result of the test for duration of flame and duration of glow of the three test specimens shall each be averaged and recorded. Flashing, if any, shall be noted.

### 6.0 APPROVAL AND CERTIFICATION.

The approval of materials that have been flameproofed, as provided in Rule 1.0 and tested as required in Rule 5.0 with flameproofing properties as given in Rule 4.0 shall be limited to one year. An affidavit by the person, firm or corporation flameproofing the combustible materials shall be filed with the Fire Commissioner stating that the flameproofing compound and method complies with the approval of the Board, with calendar number thereof, and including the date of treatment and warranted period of effectiveness of the flameproofing.

6.1 The Fire Commissioner may require check tests at any time. Upon the termination of the approval, as provided for in Rule 6.0, a retest of the flameproofed combustible materials shall withstand to the following:

Flameproofed materials shall withstand a test of at least 400° F., as measured by a pyrometer, or other acceptable method, for approximately one-minute's duration by means of an open flame. Under such test, the flameproofed material shall not flash or support combustion and shall not glow outside of the char if a char is set up by the open flame. Material found not to conform to these requirements, shall be removed and replaced with materials conforming to the requirements of Rule 4.0.

### 7.0 EXEMPTION.

These Rules shall not be construed to apply to merchandise for sale or displayed for sale, to guest rooms in hotels, to offices, to works of art in museums, nor to churches or places of religious worship.



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BULLETIN  
OF THE

BOARD OF STANDARDS AND APPEALS

CITY OF NEW YORK

Issued under authority of Chapter 27, Section 665 of the Charter of the City of New York

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No. 26

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Fire Retarding Rules for Garages, Etc.

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PETITION AND ORDER OF CERTIORARI  
SERVED ON THE BOARD OF STANDARDS  
AND APPEALS.

On June 16, 1960, Petition and Order of Certiorari was served on the Board by Allen Lang, attorney for petitioners, Lizzie Miller, Lucretia Hamilton and Lillie Frazier, objecting property owners, seeking a review of the Board's determination on May 10, 1960 of the application reopened June 23, 1959 as Volume II, granting a variance under Section 7e of the Zoning Resolution, to permit in a residence use district, the change in occupancy from a garage, to factory, for manufacturing of wrought iron furniture with accessory welding and painting, all for a temporary term of five (5) years; Calendar Number 803-53-BZ—Vol. II; Premises 228-230 Putnam Avenue, south side, 448 feet west of Nostrand Avenue and 35 Jefferson Avenue, Block 1827, Lots 3 and 83, Borough of Brooklyn.

NOTICE

1—CALENDAR: Notices of public hearing on applications for zoning variances will be published twice: first publication, listing new cases set for hearing, in the Bulletin available to the public at least 14 days before the date of hearing; second publication, in the last Bulletin available to the public immediately prior to the hearing date. The second publication will be augmented with a listing of cases laid over from previous hearings. Attention is directed to the MINUTES of such previous hearings, where the reasons for laid over cases will have been published. Notices of public hearing on applications for approval of materials and appliances will be published once, at least 10 days prior to the hearing date.

2—MINUTES: The publication of the "digest" of the applicant's statement has been discontinued, except that the administrative orders, decisions, etc., which are the subject of each application or appeal will be published. The summary of information given in the Appeal Form (Form A) shall be published for Administrative Appeals. The Board will continue to publish such other matters as it may deem advisable.

PUBLIC HEARINGS

Tuesdays at 10 a.m. and 2 p.m.

Special meetings as published in this Bulletin.

All hearings are held at 80 Lafayette Street, 9th Floor, Borough of Manhattan.

HOURS OF CONSULTATION

10 A.M. to 1 P.M.

Any person desiring to consult the Chairman, the Commissioners, Director or the Engineers, pertaining to the work of the board, will be seen only between the hours of ten in the morning and one in the afternoon—Saturdays excepted.



# CALENDAR

## DOCKET

*New Cases filed up to June 21, 1960*

*Cal. No. Dept. Premises Affected*

**454-60-SM**—Convicer Steel Shell, heavy and extra heavy weight concrete filled columns manufactured by Convicer & Co., Material.

**455-60-BZ**—B.Bx.—1535 Shakespeare Avenue, west side, 159.72 feet south of Featherbed Lane, Block 2873, Lot 109, Borough of The Bronx, Alt. 379-60, re—proposed parking lot for more than 5 motor vehicles, residence use district.

**456-60-A**—F.D.—Packaging of combustible mixture known as "Tankleen" in one quart and one gallon sealed metal containers in New York City—Containers not in conformity with Administrative Code requirements.

**457-60-A**—B.M.—404-408 East 49th Street, south side, 100 feet east of First Avenue, Block 1360, Lot 44, Borough of Manhattan, Alt. 723-60, re—review of decision of the Borough Superintendent on parking lot in residence use district as accessory to Multiple Dwelling not on same lot and application of Section 60 of the Multiple Dwelling Law.

**458-60-SM**—Cornice Temper Zinc Alloy Sheet Metal, manufactured by the Chomes Co., Inc., Material.

**459-60-A**—B.Q.—12-48 150th Street, west side, 61.52 feet south of 12th Road, Block 4505, Lot 31, Whitestone, Borough of Queens, Alt. 614-57, re—exits.

**460-60-SM**—Abitibi Plateboard Hardboard Model Nos. S1S and S2S Standard and Tempered  $\frac{1}{10}$ ",  $\frac{1}{8}$ ",  $\frac{3}{16}$ ", .230,  $\frac{1}{4}$ " and  $\frac{5}{16}$ ", manufactured by Abitibi Corp., Material.

**461-60-BZ**—B.Bx.—2243-2251 (2245 official) Southern Boulevard, and 800-808 Garden Street, southwest corner, Block 3112, Lot 41, Borough of The Bronx, N.B. 820-60, re—proposed erection of gasoline station, lubricatorium, minor repairs with hand tools, car washing by hand, office, sales, parking and storage of more than 5 motor vehicles, residence use district.

**462-60-BZ**—B.Bx.—3121 Heath Avenue, north side, 198.88 feet west of Ft. Independence Street, Block 3261, Lots 172 through 177 and 248, Borough of the Bronx, Alt. 175-60, re—parking lot for motor vehicles, residence use district.

**463-60-BZ**—B.Q.—123-32 82nd Avenue, south side, 80.97 feet west of Queens Boulevard, Block 3359, Lot 13, Kew Gardens, Borough of Queens, Alt. 48-60, re—proposed non-accessory parking of motor vehicles and curb cuts on a lot in a residence use district.

**464-60-BZ**—B.Q.—214-43 39th Avenue and 38-26 to 38-40 215th Street northwest corner, Block 6240, Lot 39, Bayside, Borough of Queens, Alt. 756-60, re—proposed one story masonry extension to an existing funeral establishment to be used as funeral chapel, waiting rooms, garage for funeral cars, loading and unloading and dwelling, retail and residence use districts.

**465-60-SM**—Hi-Low Powered Stirrup, Model No. 56, manufactured by the Wadsworth Mfg Co., Material.

**466-60-A**—F.D.—101-113 East 107th Street and 1461-1463 Park Avenue, northeast corner, Block 1635, Lot 1, Borough of Manhattan, F.D. decision 6-9-60, re—wet automatic sprinkler system.

**467-60-SM**—Gen "A" Foam, low temperature space insulation, combination insulation, plaster base and roof insulation, manufactured by General Foam Plastics Corporation, Material.

**468-60-SM**—Insul-Coustics Castlite, precast perlite Concrete roof slab, manufactured by Federal Cement Tile Co., Material.

**469-60-A**—B.Bx.—2750 Hone Avenue, east side, 450.16 feet north of Allerton Avenue, Block 4519, Lot 18, Borough of The Bronx, Alt. 387-60, re—proposed apartment in cellar in a multiple dwelling.

*Restored to Docket*

**158-23-BZ**—Vol. II—B.B.—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn, Alt. 297-57, reopened for consideration of extension of time to complete, re—change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing—retail and residence use districts.

**285-31-BZ**—B.Q.—164-50 Cross Bay Boulevard, northwest corner of 165th Avenue (Nolins Avenue); Block 14086, Lot 147, Sheelbank Basin, Borough of Queens, N.B. 863-31, reopened for consideration as to extension of term of variance, re—gasoline service station—business use district.

**302-40-BZ**—Vol. II—B.B.—1348-1350 (1340 displayed) 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn, Alt. 5610-39 reopened for consideration as to extension of term of variance, re—first story as saw and planing mill—business use district.

**553-54-BZ**—B.Q.—30-09 38th Street, east side, 76 feet south of 30th Avenue, Block 660, Lot 39, Astoria, Borough of Queens, Alt. 1126-54, reopened for extension of term of variance, re—parking and storage of motor vehicles, etc.—residence and business use districts.

**85-56-BZ**—B.R.—1041-1065 (1055 official) Hylan Boulevard and 653-665 Steuben Street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond, N.B. 1256-55, reopened and restored to docket in accordance with the Order of the Court, re—gasoline service station, lubricatorium, minor auto repairs, parking of motor vehicles, etc.—retail and residence use districts.

**DESIGNATIONS:** B.—Department of Buildings; B.B.—Department of Buildings, Brooklyn; B.M.—Department of Buildings, Manhattan; B.Q.—Department of Buildings, Queens; B.R.—Department of Buildings, Richmond; B.Bx.—Department of Buildings, Bronx; H.D.—Health Department; F.D.—Fire Department, and M. and A.—Dept. of Marine and Aviation.



# CALENDAR

## RULES

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| Cements, Air Entraining Portland, Rules for Approval and Use of.                               | April 12, 1955.                |
| Cements, Blended, Rules for Testing and Use of .....                                           | Mar. 15, 1955—Vol. 40, No. 11  |
| Certificate of Occupancy, approved form .....                                                  | Dec. 28, 1943—Vol. 28, No. 52A |
| Concrete Flat Slabs, Rules .....                                                               | July 13, 1937—Vol. 22, No. 28  |
| Concrete Masonry Units, Rules for Manufacture, Testing and Use of .....                        | April 24, 1951—Vol. 36, No. 7A |
| Concrete Rules (Hydrated Lime)...                                                              | Aug. 3, 1937—Vol. 22, No. 31   |
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| Elevator Rules .....                                                                           | Mar. 3, 1936—Vol. 21, No. 9    |
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| Exit Rules (Revolving Doors) ...                                                               | June 15, 1937—Vol. 22, No. 24  |
| Exterior Veneering Materials, Rules for .....                                                  | Mar. 11, 1952—Vol. 37, No. 11A |
| Factory Exit Rules .....                                                                       | Feb. 22, 1955.                 |
| Fire Alarm Rules (Interior).....                                                               | April 15, 1958.                |
| Fire Drill Rules .....                                                                         | April 15, 1958.                |
| Fire Resistive, Flameproof Materials, etc., Rules for Testing of                               | June 23, 1960—Vol. 45, No. 25  |
| Fire Retarding Rules for Garages, Motor Vehicle Repair Shops and Oil Selling Stations .....    | June 30, 1960—Vol. 45, No. 26  |
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| Methyl Chloride Rules for Class B and C Refrigerating Systems...                               | Feb. 11, 1947—Vol. 32, No. 6   |
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| Plumbing Rules (Submerged Inlets; Protective Methods to Prevent Contamination of Water Supply) | Nov. 13, 1956.                 |
| Procedure, Rules of .....                                                                      | Oct. 8, 1959—Vol. 44, No. 40   |
| Smoking in Factories, Rules for..                                                              | Mar. 31, 1960—Vol. 45, No. 13  |
| Spraying and Drying of Paints, Varnishes, Lacquers, etc. ....                                  | June 30, 1960—Vol. 45, No. 26  |
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| Structural Alterations, Reporting.                                                             | June 7, 1932—Vol. 17, No. 23   |
| Wire Glass Rules (Amendment to Rule 505 of Industrial Code)...                                 | Sept. 3, 1946—Vol. 31, No. 36  |
| Zoning Resolution, Rule to Supplement Section 19-A—July 11, 1958.                              |                                |

Section I, List of Approved Gas Fired Heating Equipment, Gas Burner and Heater Accessories. Oil Fired Heating Equipment and Oil Burner and Heater Accessories, issued June 1, 1955, listing all approvals through May 24, 1955.

Section II, List of Approved Concrete and Clay Products, issued June 27, 1958, listing all approvals through July 2, 1957.

These pamphlets may be purchased at 80 Lafayette Street, Manhattan. Single Copies \$1.25; By Mail—\$1.50 (Cash only).

Further Sections will be published, containing other approved materials and appliances.

JULY 6, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing Wednesday morning, July 6, 1960, at 10 o'clock, at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

### 72-60-BZ

APPLICANT—Murray L. White for Wil-Nic, Incorporated, owner.

SUBJECT—Application February 3, 1960—decision of the Borough Superintendent, under Sections 21 and 7h of the Zoning Resolution, to permit in a business and residence use D area district, the erection of a one story masonry extension to a present machine shop building occupying more than the permitted area coverage in a D area and use that portion in the residence use district for loading

and unloading and parking of motor vehicles of customers and employees during working hours only, no fees to be charged.

PREMISES AFFECTED—112-37 Roosevelt Avenue, north side, 101.42 feet west of 114th Street, Block 1786, Lot 32, Corona, Borough of Queens.

Laid over from June 7, 1960, to July 6, 1960, for hearing; applicant to notify affected owners and file certification of notice.

### 699-59-BZ

APPLICANT—Ingram S. Carner, for All Saints Episcopal Church, owner.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D-D area district, the erection of an extension to the present church and Sunday School building within the required setback.

PREMISES AFFECTED—214-35 40th Avenue northwest corner of 215th Street Block 6243, Lots 24 and 30, Bayside, Borough of Queens.

### 700-59-A

APPLICANT—Ingram S. Carner, for All Saints Episcopal Church, owner.

SUBJECT—Application October 29, 1959—Appeal from a decision of the Borough Superintendent—re frame building, area excessive.

PREMISES AFFECTED—214-35 40th Avenue, northwest corner of 215th Street, Block 6243, Lots 24 and 30, Bayside, Borough of Queens.

### 919-59-BZ

APPLICANT—Lama, Proskauer and Prober, for Socony Mobil Oil Company owner.

SUBJECT—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7f, 7i, 7A and 21 of the Zoning Resolution, to permit in a retail use "D" area district, the reconstruction of an existing gasoline service station, lubritorium and auto laundry and extend the uses to include minor auto repairs, salesroom, utility room, parking and storage of motor vehicles, ground sign, curb cuts within 75 feet of a residence use district, the elimination of the required rear yard and the installation of six (6) new 550 gasoline tanks and four (4) new dispensing pumps, for a stated term of twenty (20) years.

PREMISES AFFECTED—187-17 to 187-25 (187-17 official) Jamaica Avenue, and 91-29 to 91-35 187th Place, northeast corner, Block 9910, Lot 11, Hollis, Borough of Queens.

### 1047-22-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Mount Eden Realty Corporation, owner; Frankart Furniture, Incorporated, Lessee.

SUBJECT—Application reopened March 15, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a retail and residence use district, the extension of building and retail furniture store, using more than the area permitted.

PREMISES AFFECTED—14 West Fordham Road, southeast corner of Davidson Avenue, Block 3199, Lot 77, Borough of the Bronx.

### 191-56-BZ—Vol. II

APPLICANT—James J. Lyons, Jr. and John J. Lynch for Max Greenberg, owner.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district for a stated term of ten (10) years, the maintenance of a non-transient parking lot for the parking and storage of more than five (5) passenger vehicles.

PREMISES AFFECTED—1707-1713 Montgomery Avenue, west side, 98.66 feet north of West 176th Street, Block 2877, Lots 477 and 479, Borough of the Bronx.



# CALENDAR

## 164-60-BZ

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Sections 7e, 7f and 7i of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, auto washing (non-automatic), lubrication, office, sale of auto accessories, minor repairs with hand tools only, parking and storage of more than five motor vehicles, and a ground sign all for a term of fifteen (15) years.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner, of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 165-60-A

APPLICANT—Paul Friedman for Fifty States Realty Corporation, owner.

SUBJECT—Application March 7, 1960—filed pursuant to Section 35 General City Law—re Gasoline Service Station partly in bed of mapped street, proposed widening Metropolitan Avenue.

PREMISES AFFECTED—100-16 to 100-24 (100-20 official) Metropolitan Avenue, southeast corner of 70th Road, Block 3895, Lot 32, Forest Hills, Borough of Queens.

## 145-60-BZ

APPLICANT—George Fuchs for Joseph A. Mitschel, owner.

SUBJECT—Application March 1, 1960—decision of the Borough Superintendent under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the maintenance of a parking lot for the parking of more than five motor vehicles extending from the retail use into the residence use portion of the plot.

PREMISES AFFECTED—88-12 168th Street, west side, 76.73 feet north of 89th Avenue, Block 9817, Lots 30 and 32, Jamaica, Borough of Queens.

## 289-40-BZ—Vol. IV

APPLICANT—William H. Fuhrer for Lerad Realty Corporation, owner.

SUBJECT—Application reopened January 12, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business use district, the extension of the present use of milk pasteurizing and bottling plant to the buildings on the adjoining Lot 56.

PREMISES AFFECTED—103 to 113 Bruckner Boulevard, northwest corner of Brown Place, Block 2278, Lots 56, 64 and 67, Borough of the Bronx.

## 62-60-BZ

APPLICANT—Crinnion and Crinnion for Michael Strazza, owner; Tremont Auto Parts, lessee.

SUBJECT—Application January 27, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a D area district, the erection of a one story extension to an existing building occupying more than the permitted area coverage.

PREMISES AFFECTED—3361 East Tremont Avenue, north side, 64.09 feet west of Haskin Street, Block 5311, Lot 5, Borough of the Bronx.

## 924-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Incorporated, owner.

SUBJECT—Application December 29, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a retail use district, the reconstruction of the existing gasoline service station, office, store and lubritorium, and extend the uses to include minor auto repairs, car washing, utility room, ground sign, parking and storage of motor vehicles and the

installation of six (6) additional 550 gallon gasoline tanks and four (4) dispensing pumps.

PREMISES AFFECTED—113-11 to 113-23 (113-21 official) Merrick Boulevard, and 171-01 to 171-07 Linden Boulevard, northeast corner, Block 10287, Lot 1, St. Albans, Borough of Queens.

## 130-60-BZ

APPLICANT—Maxfield Blaubeux for Joseph Angelone, owner; A & P Food Stores, lessee.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution to permit in a retail and residence use district, the erection of a one story building for use as a supermarket and extending from the retail use portion into the residence use with loading and unloading and parking of cars of patrons and employees in the residence use portion.

PREMISES AFFECTED—143-11 to 144-05 (144-01 Official) Liberty Avenue, north side, 99.33 feet east of Remington Street and 138-12 to 138-32 Lloyd Road, Block 10020, Lot 137, Richmond Hill, Borough of Queens.

## 298-60-BZ

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail and residence use district, the change in occupancy of an existing two story and basement building presently used as a two family dwelling to professional offices to be occupied by two tenants.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## 299-60-A

APPLICANT—James E. Vassalotti for Ronald M. Larocca and Salvatore A. DiConza, owners.

SUBJECT—Application April 21, 1960—Appeal from a decision of the Borough Superintendent—re Live Load.

PREMISES AFFECTED—478 Bay Ridge Parkway, south side, 86 feet 6½ inches west of 5th Avenue, Block 5941, Lot 39, Borough of Brooklyn.

## 150-60-BZ

APPLICANT—Lawrence Laguna for M and J Prince Corporation, owner.

SUBJECT—Application March 2, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of an automatic auto laundry.

PREMISES AFFECTED—255-21 Jamaica Avenue, north side, 140.93 feet east of Little Neck Parkway, 87-111 Little Neck Parkway, Block 8830, Lot 8, Bellerose, Borough of Queens.

## 131-60-BZ

APPLICANT—Andrew De Camillo for 12th A.D. Regular Republican Club, owner.

SUBJECT—Application February 25, 1960—decision of the Borough Superintendent, under Section 7i of the Zoning Resolution to permit in a retail use district, the change of occupancy of a portion of the premises from simonizing, re-upholstering and reglazing of automobiles to a motor vehicle repair shop with hand tools only.

PREMISES AFFECTED—8501-8513 7th Avenue, southeast corner of 85th Street, Block 6038, Lot 8, Borough of Brooklyn.

## 184-60-BZ

APPLICANT—Abraham Fisher for Eton Holding Corporation, owner.

SUBJECT—Application March 10, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, in an



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existing two story building with legal occupancy of garage for five (5) cars, repair shop and storage, the change in occupancy to private truck garage, storage and commercial photographers studios.

**PREMISES AFFECTED**—415-423 East 54th Street, north side, 244 feet east of 1st Avenue, Block 1366, Lot 11, Borough of Mahattan.

## 236-60-BZ

**APPLICANT**—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction of a present gasoline service station and continue the present uses of gasoline service, lubritorium, minor auto repairs with hand tools only, service room, car wash (non-automatic), accessory, sales and parking area for more than five (5) motor vehicles awaiting service.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## 237-60-A

**APPLICANT**—Joshua Brown for Raffela Cosentino and Staten Island Oil Company, Incorporated, owners.

**SUBJECT**—Application March 31, 1960—Filed pursuant to Section 35 of the General City Law article 3—curb cuts in bed of mapped street, proposed widening of Manor Road.

**PREMISES AFFECTED**—995 Manor Road, northeast corner of Ocean Terrace, Block 697, Lot 1, Port Richmond, Borough of Richmond.

## 74-60-BZ

**APPLICANT**—Louis B. Santangelo for Cliffsedge Realty Incorporated, owner.

**SUBJECT**—Application February 5, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the use of the plot for parking and storage of more than 5 motor vehicles for a term of 5 years.

**PREMISES AFFECTED**—1514 Sedgwick Avenue, east side, 1387.52 feet south of West 176th Street, Block 2880, Lots 9, 10, 12, 13 and 15, Borough of The Bronx.

## 3-60-BZ

**APPLICANT**—Arnold W. Lederer for Saul and Lawrence Levy, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding (no body or collision work, no painting or spraying) and office.

**PREMISES AFFECTED**—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

Laid over from June 21, 1960, to July 6, 1960, for inspection and continued hearing; applicant to send out notices by regular mail and file revised plans.

## 640-51-BZ

**APPLICANT**—Leonard F. Rothkrug for Nathan Slugh, owner.

**SUBJECT**—Application reopened June 7, 1960 for consideration as to extension of term of variance, expires January 17, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles on unoccupied portion of lot on which is located a multiple dwelling.

**PREMISES AFFECTED**—2914-2922 West 28th Street, west side, 100 feet south of Mermaid Avenue, Block 7052, Lot 14, Borough of Brooklyn.

## 155-48-BZ

**APPLICANT**—Leonard F. Rothkrug for Kulman Realty Corp., owner.

**SUBJECT**—Application reopened June 7, 1960 for consideration as to extension of term of variance, expired July 13, 1958—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district an illuminated advertising sign.

**PREMISES AFFECTED**—120-122 East 86th Street, south side, 118 feet 4 inches west of Lexington Avenue, Block 1514, Lot 61, Borough of Manhattan.

## 500-59-BZ

**APPLICANT**—Unger and Unger, for L. Edward Dupuy, owner.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district, the erection of two multiple dwellings each of which exceeds the permitted floor area for an E area district and the permitted height within two miles of a designated airport.

**PREMISES AFFECTED**—143-15 to 143-25 21st Avenue, and 144-01 21st Avenue, North West corner of Parsons Boulevard, Block 4191, Lot 27 (Tent), Whitestone, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 501-59-BZ

**APPLICANT**—Unger and Unger, for L. Edward Dupuy, John F. and Mary W. Liston, Alvina Wacker Hartz, and Frank A. Hahn and Kathryn R. Hahn, owners.

**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district the occupied area of the proposed multiple dwellings in excess of that permitted, and under Section 9A of the Zoning Resolution to permit the proposed multiple dwellings, within two (2) miles of LaGuardia Airport, to be erected to a greater height than that permitted.

**PREMISES AFFECTED**—17-10 to 17-20 Parsons Boulevard, and 19-02 to 19-10 Parsons Boulevard, southwest corner of 15th Avenue, Block 4157, Lot 200 (tent), Whitestone, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 645-58-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

**SUBJECT**—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

**PREMISES AFFECTED**—1717 East 16th Street, eastside, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 589-59-BZ

**APPLICANT**—Larry Meltzer, for Elias Goff and Ben Golub, owners.

**SUBJECT**—Application September 16, 1959—decision of the Borough Superintendent, under section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot.

**PREMISES AFFECTED**—605-615 East 76th Street, north side, 40 feet, 6 inches east of Ralph Avenue, and 644-648 East 77th Street, southside, 279 feet 1 inch east of Ralph



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Avenue, Block 7981, Lots 21, 24, 47, and 49, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 229-49-BZ—Vol. IV

**APPLICANT**—Joseph B. Klein for Peter I. Feinberg owner; J. and R. Stutz, Incorporated, lessee.

**SUBJECT**—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

**PREMISES AFFECTED**—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of The Bronx.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 69-60-BZ

**APPLICANT**—Leonard F. Rothkrug for Joseph and Jennie Fenimore, owners.

**SUBJECT**—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

**PREMISES AFFECTED**—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 34-60-BZ

**APPLICANT**—Theodore L. Soontup for Lionel and Pearl Rebhum, owners.

**SUBJECT**—Application January 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the construction of a one story extension to the rear of an existing two story dwelling exceeding the permitted area coverage.

**PREMISES AFFECTED**—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 791-59-BZ

**APPLICANT**—Larry Meltzer for Avenue Z Construction Company, owner.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of an extension to an existing one story and cellar building which structure as proposed occupies more than the permitted area.

**PREMISES AFFECTED**—2602-2612 East 16th Street and 1516-1524 Avenue Z, southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

**Hearing closed**—Laid over from June 21, 1960 to July 6, 1960, for inspection and decision.

## 886-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding these to minor auto repairs, car washing, sales

room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—62-11 to 62-19 (62-17 official) Rockaway Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 818-59-BZ

**APPLICANT**—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System, Incorporated, lessee.

**SUBJECT**—Application December 7, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the use of the surplus parking space of the accessory garage to a multiple dwelling for transient parking.

**PREMISES AFFECTED**—220-226 Lexington Avenue, and 135-139 East 33rd Street, northwest corner, Block 889, Lot 15, Borough of Manhattan.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 333-60-A

**APPLICANT**—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System Incorporated, lessee.

**SUBJECT**—Application May 3, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 60, Par. 1, subdivision (d), re—transient parking, multiple dwelling.

**PREMISES AFFECTED**—135-139 East 33rd Street, and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan.

## 600-57-BZ—Vol. II

**APPLICANT**—Burke, Green and Groh for John Dugack, Steve Wasilchuck and Natalie Wasilchuck, owners.

**SUBJECT**—Application reopened January 5, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and sales of auto accessories, minor auto repairs with hand tools only, ground sign and parking of cars awaiting service.

**PREMISES AFFECTED**—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 838-47-BZ—Vol. II

**APPLICANT**—Robert J. Crinnion for G. and R. Panacchia, owners; Stone Castle Service Station, lessee.

**SUBJECT**—Application reopened December 8, 1959, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools and auto laundry, to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry.

**PREMISES AFFECTED**—2008 Eastchester Road, northeast corner of Stillwell Avenue, Block 4218, Lot 1, Borough of The Bronx.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 157-60-BZ

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

**SUBJECT**—Application March 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning



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Resolution to permit in a residence use district, in an existing one story and basement church, the change in occupancy to theatre with lounge and dressing rooms.

**PREMISES AFFECTED**—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 158-60-A

**APPLICANT**—Jacob Fisher and Donald D. Fisher for Free Magyar Reformed Church, owner.

**SUBJECT**—Application March 3, 1960—Appeal from decision of the Borough Superintendent—re Class III construction, building for use as theatre, more than 20 feet in height.

**PREMISES AFFECTED**—206-208 East 11th Street, south side, 129 feet east of Third Avenue, Block 466, Lot 12, Borough of Manhattan.

## 183-60-BZ

**APPLICANT**—J. M. Berlinger for Ten Fifth Avenue Corporation, owner.

**SUBJECT**—Application March 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing four story and basement multiple dwelling with stores on the ground floor to provide a building line front for store number six (6), the extension to cover the balance of the plot.

**PREMISES AFFECTED**—1 West 8th Street and 10 Fifth Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan.

**Hearing closed**—Laid over from June 21, 1960, to July 6, 1960, for inspection and decision.

## 322-60-BZ

**APPLICANT**—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street Corporation, owners.

**SUBJECT**—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, "D" area and class  $\frac{3}{4}$  height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

**PREMISES AFFECTED**—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

Laid over from June 14, 1960, to June 21, 1960, for continued hearing; applicant to inform Board as to economic possibility of developing the property in conformance with the Zoning Law; then to July 6, 1960, for inspection and decision; hearing closed.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

**Hearing closed**—Laid over from June 7, 1960, to June 21, 1960, for inspection and decision; applicant to file new design for facade of building; then to July 6, 1960 at request of applicant for consideration of revised drawings by the Board and decision.

## 352-57-BZ—Vol. II

**APPLICANT**—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

**SUBJECT**—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

**PREMISES AFFECTED**—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

**Hearing closed**—Laid over from June 1, 1960, to June 7, 1960, for continued hearing; then to June 21, 1960, for decision; applicant to submit additional statement; then to July 6, 1960, for consideration and decision.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.

**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**Hearing closed**—Laid over from May 24, 1960, to June 7, 1960, for inspection and decision; then to June 21, 1960, for decision; applicant to file revised plans; then to July 6, 1960, at request of applicant for consideration of revised drawings by the Board and decision.

MAX H. FOLEY, *Chairman.*

## JULY 6, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Wednesday afternoon*, July 6, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 218-60-A

**APPLICANT**—Herman E. Horwood for Ralph Ortiz, owner.

**SUBJECT**—Application March 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

**PREMISES AFFECTED**—649 Prospect Avenue, west side, 38 feet 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of the Bronx.

## 245-60-A

**APPLICANT**—Julius S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.

**SUBJECT**—Application April 1, 1960—Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.

**PREMISES AFFECTED**—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

## 998-57-A

**APPLICANT**—Otto J. and Warren A. Sambach for A. Ludwig and Co., Inc., owner.

**SUBJECT**—Application December 19, 1957—Appeal from a decision of the Borough Superintendent, re installation of Lacquer Machine not of approved type.

**PREMISES AFFECTED**—133-137 Middleton Street, north side, 85 feet east of Marcy Avenue, Block 2237, Lot 53, Borough of Brooklyn.

## 773-59-A

**APPLICANT**—Philip P. Augusta for Abraham Cohen, owner.

**SUBJECT**—Application November 24, 1959—Appeal from



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a decision of the Borough Superintendent—re frame structure, live load, and egress.  
**PREMISES AFFECTED**—43 Graham Avenue, west side, 71 feet north of Varet Street, Block 3113, Lot 18, Borough of Brooklyn.

## 202-60-A

**APPLICANT**—Herzog and Schechter for Harold and Seymour Kaplan, owners.

**SUBJECT**—Application March 17, 1960—Appeal from a decision and an order of the Fire Commissioner re—elevators in readiness.

**PREMISES AFFECTED**—594-596 Broadway, east side, 103 feet 11 $\frac{7}{8}$  inches south of East Houston Street, and 128 Crosby Street, west side, 144 feet, 1 inch south of East Houston Street, Block 511, Lot 12, Borough of Manhattan.

## 225-60-A

**APPLICANT**—Louis Lieberman for James Nicolletti, owner; Anthony Rapisardi, lessee.

**SUBJECT**—Application March 25, 1960—Appeal from a decision of the Borough Superintendent—re frame building—motor vehicle repair shop.

**PREMISES AFFECTED**—177 9th Street, north side, 75 feet west of 3rd Avenue, Block 1002, Lot 38, Borough of Brooklyn.

## 235-60-A

**APPLICANT**—A. H. Salkowitz for Jerome F. Kelly, owner.

**SUBJECT**—Application March 30, 1960—Appeal to review decisions of the Borough Superintendent re—revocation of Building Notice 1644-58 previously approved in error, re—erection of open porch.

**PREMISES AFFECTED**—125-15 Beach Channel Drive, south side, 49.02 feet East of Beach 126th Street, Ward 5, Block 672, Lot 3, Belle Harbor, Borough of Queens.

## 253-60-A

**APPLICANT**—Andrew Di Camillo for Nathan Yanovich, owner; Inwood Home Domestic Corporation, lessee.

**SUBJECT**—Application April 7, 1960—Appeal from a decision of the Borough Superintendent—re—Class 3 Construction, Commercial building—height, stairway—fireproof construction and live load.

**PREMISES AFFECTED**—223 West 15th Street, north side, 267 feet 4 $\frac{1}{2}$  inches west of 7th Avenue, Block 765, Lot 23, Borough of Manhattan.

## 254-60-A

**APPLICANT**—Ultra Products, Incorporated, owner.

**SUBJECT**—Application April 6, 1960—Appeal from a decision of the Fire Commissioner re—Packaging, storage, transportation of inflammable mixture known as HB watch cleaning solution in one (1) gallon glass containers, in New York City, capacity of glass containers not in accordance with Administrative Code specifications.

MAX H. FOLEY, *Chairman*.

JULY 12, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 12, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 885-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of

gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign, parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision; applicant to file new elevations and revised plans.

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Greene for R. & P. Associates, Incorporated, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

**PREMISES AFFECTED**—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158 West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

**Hearing closed**—Laid over from June 21, 1960, to July 12, 1960, for inspection and decision.

MAX H. FOLEY, *Chairman*.

JULY 19, 1960, 10 A.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday morning*, July 19, 1960, at 10 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matters:

## 21-60-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Motor Oil Company, owner.

**SUBJECT**—Application January 11, 1960—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—88-11 to 88-21 (88-15 official), Rockaway Boulevard, and 88-10 to 88-18 101st Avenue, northeast corner and 101-02 to 101-10 89th Street, Block 9090, Lot 21, Ozone Park, Borough of Queens.

## 228-60-BZ

**APPLICANT**—Frederick A. Ketcher for Louis Fayne, owner.

**SUBJECT**—Application March 28, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the parking and storage of more than 5 motor vehicles for a term of five (5) years.

**PREMISES AFFECTED**—1888 Billingsley Terrace, east side, 135.5 feet west of Phelan Place, Block 2879, Lot 259, Borough of The Bronx.

## 626-59-BZ

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the change in use of a first floor of a two story building from storage to manufacturing of a type permitted in a business use district and office and continue present fac-



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tory use on second floor and parking and storage of more than five (5) motor vehicles on the unbuilt upon portion of the plot.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 627-59-A

**APPLICANT**—Philip Freshman for Dr. Algerd Powell, owner.

**SUBJECT**—Application October 1, 1959—Appeal from a decision of the Borough Superintendent re—frame construction, factory, stairways, skylights, etc.

**PREMISES AFFECTED**—70-28 57th Drive, south side, 91.39 feet west of Mazeau Street, Block 2799, Lot 150, Maspeth, Borough of Queens.

## 288-60-BZ

**APPLICANT**—Victor E. Block for Nicholas Colapinto, owner.

**SUBJECT**—Application April 19, 1960—decision of the Borough Superintendent, under Sections 7f, 7i, 7e and 7A of the Zoning Resolution, to permit in a retail use district, the erection and maintenance of a gasoline service station, lubritorium, car wash, sale and storage of accessories, minor auto repairs and parking and storage of motor vehicles and ground sign with curb cuts within 75 feet of a residence use district, for a term of twenty (20) years.

**PREMISES AFFECTED**—161-15 46th Avenue, northwest corner of 162nd Street, Block 5440, Lot 81, Flushing, Borough of Queens.

## 678-54-BZ—Vol. II

**APPLICANT**—Leonard F. Rothkrug for Lomac Realty Corporation, owner.

**SUBJECT**—Application reopened January 12, 1960 as Volume II—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in an unrestricted and business use district, a boiler room extension to a diaper laundry previously granted by the Board and to permit an additional lot to be used for accessory parking, loading and unloading.

**PREMISES AFFECTED**—56 and 60-64 Hope Street, southside, 100 feet west of Marcy Avenue and 339 Grand Street, Block 2384, Lots 10 and 12, Borough of Brooklyn.

## 258-60-BZ

**APPLICANT**—Elliot Saltzman for E-N Realty Company, owner.

**SUBJECT**—Application April 7, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a business and residence use district, the extension of the present daytime parking lot for employees and customers, no fee charged, from the business use portion into the residence use portion of the plot.

**PREMISES AFFECTED**—164-30 to 164-40 (164-32 official,) South Road and 104-06 to 104-20 165th Street, southwest corner, Block 10163, Lots 51 and 54, Jamaica, Borough of Queens.

## 247-60-BZ

**APPLICANT**—Morton S. Cahn for Sanford Levy, owner.

**SUBJECT**—Application April 1, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, D area district, the erection of a one story store building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—97-20 64th Avenue, south side, 160.50 feet east of Queens Boulevard, Block 2091, Lot 14, Rego Park, Borough of Queens.

## 167-60-BZ

**APPLICANT**—Frank L. Thompson, for Studley Paper Company Incorporated, owner.

**SUBJECT**—Application March 8, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning

Resolution, to permit in a manufacturing and business use, D area district, the erection of an extension to an existing building occupying more than the permitted area coverage.

**PREMISES AFFECTED**—2047 Nameoke Avenue and 1601 Redfern Avenue, southeast corner, Block 15537, Lot 71, Far Rockaway, Borough of Queens.

## 170-58-BZ—Vol. II

**APPLICANT**—Louis Leiberman for Sadie Wugman, owner.

**SUBJECT**—Application reopened May 3, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7f and 7i of the Zoning Resolution, to permit in a business use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage, office and sales, parking and storage of motor vehicles and ground signs in conjunction with above use.

**PREMISES AFFECTED**—583-593 Sixth Avenue, eastside, 93.8 feet south of 16th Street, Block 1054, Lots 10, 11, 12, 13, 14 and 15, Borough of Brooklyn.

## 326-60-BZ

**APPLICANT**—James E. Vassalotti for Herbert Sadkin and Morris Sosnow, owners.

**SUBJECT**—Application April 29, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use, D area district, the erection of a one story building for use as a supermarket occupying more than the permitted area coverage for a D area district, with loading and unloading, parking and curb cuts for business use in the residence use portion of the plot.

**PREMISES AFFECTED**—71-01 to 71-19 Northern Boulevard and 32-41 to 32-69 71st Street, northeast corner and 32-38 to 32-68 72nd Street, Block 1167, Lots 28, 33, 36, 49 and 55, Astoria, Borough of Queens.

## 54-36-BZ—Vol. II

**APPLICANT**—Samuel Miller for Esso Standard Oil Company, owner.

**SUBJECT**—Application reopened September 30, 1958 as Volume II—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business and residence use district, the reconstruction and rehabilitation of an existing gasoline service station, lubritorium and auto laundry and to extend the area and the uses to include minor auto repairs with hand tools only and the parking of cars awaiting service, the proposed reconstruction to provide a new accessory building, additional gasoline tanks and the relocation of the gasoline pumps and curb cuts.

**PREMISES AFFECTED**—525 Gravesend Neck Road (517-531 displayed), northwest corner of Ocean Parkway, Block 7157, Lot 16, Borough of Brooklyn.

## 214-60-BZ

**APPLICANT**—Robert Gottlieb for Conrad Okon, owner.

**SUBJECT**—Application March 23, 1960—decision of the Borough Superintendent, under Sections 21 and 19 B (d) of the Zoning Resolution, to permit in a D area district, the erection of a two story building exceeding the area coverage and without the required parking space.

**PREMISES AFFECTED**—3789 East Tremont Avenue, east side, 316.60 feet north of Schley Avenue, Block 5435, Lot 13, Borough of The Bronx.

## 17-60-BZ

**APPLICANT**—Julius S. Rapson, for John Valerio, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7c and 21 of the Zoning Resolution, to permit in a local retail and residence use, G-1 area district, the erection of a one-story extension in the residence use, G-1 area portion of the plot exceeding the area coverage and extending the present commercial use.

**PREMISES AFFECTED**—240-04 Merrick Boulevard and



# CALENDAR

134-23 Brookville Boulevard, southeast corner, Block 13204, Lots 97 and 103, Rosedale, Borough of Queens.

## 350-60-BZ

APPLICANT—Leonard F. Rothkrug and Joseph H. Bel-fatto for Church of Our Lady of Grace, owner.

SUBJECT—Application May 6, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the maintenance of a parking lot in conjunction with the church across the street.

PREMISES AFFECTED—3986 Bronxwood Avenue, northeast corner of East 225th Street, Block 4861, Lots 40, 42, 44, 45 and 46, Borough of The Bronx.

## 312-59-BZ

APPLICANT—Victor E. Block for J. C. Moss, owner; Rose Fontana, lessee.

SUBJECT—Application April 27, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the construction of a covered passageway from the basement of the existing front building to the first floor of the existing rear building and extend the present restaurant use from the front building to the rear building.

PREMISES AFFECTED—113 West 13th Street, north side, 232 feet west of 6th Avenue, Block 609, Lot 52, Borough of Manhattan.

## 199-60-BZ

APPLICANT—John J. Tricarico, for L.D.S. Construction Company, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the residence use portion of the plot for loading and unloading to service the stores in the retail use portion.

PREMISES AFFECTED—128-05 to 128-07 Liberty Avenue, north side, 90.73 feet west of 129th Street and 127-20 103rd Road, Block 9565, Lot 37, Richmond Hill, Borough of Queens.

## 233-60-BZ

APPLICANT—Aaron Halpern for Joseph M. Clark, owner.

SUBJECT—Application March 29, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a G-1 area district, the erection of a one family dwelling with less than the required setback from the proposed street widening line.

PREMISES AFFECTED—65-51 to 65-59 (65-53 official), 167th Street and 167-03 to 167-05 67th Avenue, northeast corner, Block 6908, Lot 9, Flushing, Borough of Queens.

## 311-60-BZ

APPLICANT—George Fuchs for E. G. Danner, owner.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the use of the first floor of an existing building for office, storage and factory.

PREMISES AFFECTED—1884 and 1886 Woodbine Street, south side, 90 feet 13/8 inches, and 70 feet 13/8 inches west of Woodward Avenue, Block 3470, Lots 19 and 119, Ridgewood, Borough of Queens.

## 701-59-BZ

APPLICANT—Albert Melniker for George and Charles Crocco, owners.

SUBJECT—Application October 29, 1959—decision of the Borough Superintendent, under Sections 7f, 7i and 21 of the Zoning Resolution, to permit in a retail use, D and E area district, the erection of an extension to an existing storage garage occupying more than the permitted area coverage in the E area district without the required set-

back and rear yard and extend the use to include motor vehicle repairs, signs and display of new and used cars, the installation of three (3) additional gasoline tanks and two (2) pumps for private use.

PREMISES AFFECTED—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 702-59-A

APPLICANT—Albert Melniker for George Crocco and Charles Crocco, owners.

SUBJECT—Application October 29, 1959—filed pursuant to Section 35, General City Law re—curb cut located in bed of mapped street, proposed widening of Burgher Avenue and vehicular entrance.

PREMISES AFFECTED—1561 Hylan Boulevard and 300 Burgher Avenue, southwest corner, Block 3332, Lot 19, Dongan Hills, Borough of Richmond.

## 116-60-BZ

APPLICANT—Louis Lieberman for Post Bayside No. 1, owner.

SUBJECT—Application February 19, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district and G-1 area district, the construction of a one story building for use as a supermarket occupying more than the permitted area coverage and encroaching on the required fifteen foot setback, with parking of more than five (5) cars for employees and customers and loading and unloading.

PREMISES AFFECTED—260-02 to 260-20 (260-10 Official), Union Turnpike and 77-01 to 77-09 260th Street, southeast corner, and 260-01 to 260-19 79th Avenue and 77-02 to 77-14 261st Street, Block 8677, Lots 61, 68 and 69, Bellerose, Borough of Queens.

## 345-60-BZ

APPLICANT—Lama, Proskauer and Prober for Packer Super Market Incorporated, owner.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7c and 7A of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story and cellar building for use as a supermarket, extending from the business use into the residence use portion of the plot with business entrance in the residence use district and business sign, show window, business entrance and exit exceeding 3 feet, 6 inches within 75 feet of the residence use district and loading and unloading and employee and patron parking.

PREMISES AFFECTED—2794-2814 Atlantic Avenue and 232-262 Hendrix Street, southwest corner, Block 3962, Lots 9, 10, 11 and 12, Borough of Brooklyn.

## 181-60-BZ

APPLICANT—Guerino Salerni for Filmat Realty Corporation, owner.

SUBJECT—Application March 9, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a business and residence use district, the erection of a one story building to be used as an auto laundry in conjunction with the present parking lot, all within the business use portion of the plot.

PREMISES AFFECTED—23-28 30th Avenue, south side, 91.89 feet west of Crescent Street, Block 572, Lots 37 and 38, Astoria, Borough of Queens.

## 368-60-BZ

APPLICANT—Harry A. Yarish for Cachet Realty Corporation, owner.

SUBJECT—Application May 12, 1960—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, the change in use of a present garage to bowling alley, bar and grill, snack bar, kitchen and indoor parking for more than five cars for patrons.

PREMISES AFFECTED—601-623 Banner Avenue and



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2751-2761 East 6th Street, northeast corner, and northwest corner of Hubbard Street, 2752-2762 Hubbard Street, Block 7242, Lot 131, Borough of Brooklyn.

## 992-38-BZ—Vol. II

APPLICANT—Paul Friedman for Sidney Esikoff and Theodore Tannor, owners.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, including lubrication, auto washing, non-automatic, office, sales of accessories, minor repairs with hand tools only, auto safety inspection station, parking and storage of motor vehicles, with ground sign, all for a stated term of twenty (20) years.

PREMISES AFFECTED—2800-2824 Bruckner Boulevard, southside, from Swinton Avenue to Quincy Avenue, Block 5534, Lot 1, Borough of The Bronx.

## 371-60-BZ

APPLICANT—Goldwater and Flynn for Dara Equities, Incorporated, owner.

SUBJECT—Application May 13, 1960—decision of the Borough Superintendent, under Sections 7c and 7e of the Zoning Resolution, to permit in a local retail and residence use district, the erection of a one and two story building for use as a supermarket, five stores, a bowling alley and open air parking.

PREMISES AFFECTED—71-28 to 71-40 Kissena Boulevard, northwest corner of 72nd Road, Block 6698, Lot 12, Flushing, Borough of Queens.

## 186-60-BZ

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a residence use district, the change in occupancy of an existing building from a fire house to office and storage and sale of building materials as an extension of the present permitted use on the adjoining lot.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 187-60-A

APPLICANT—Dominick Salvati and Son for Herman Weissman and Irving Weissman, owners.

SUBJECT—Application March 11, 1960—Appeal from a decision of the Borough Superintendent—re stairs, partitions, etc.

PREMISES AFFECTED—393-399 Halsey Street, northside, 275 feet east of Sumner Avenue, Block 1659, Lots 65 and 68, Borough of Brooklyn.

## 223-60-BZ

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 21 and 7a of the Zoning Resolution, to permit in a residence use B area district, the combining and extension of two present legal non conforming retail stores with the rear yard exceeding the permitted area coverage and erection of a business sign.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## 224-60-A

APPLICANT—Leonard F. Rothkrug for 13 West 100th Street Corporation, owner; Valu-Wise Supermarket, lessee.

SUBJECT—Application March 25, 1960—Filed pursuant

to Section 310 of the Multiple Dwelling Law for variation of Section 53 of the Multiple Dwelling Law—re egress—removal of party wall between buildings.

PREMISES AFFECTED—13 and 15 West 100th Street, north side, 150 feet west of Central Park West, Block 1836, Lot 25, Borough of Manhattan.

## 226-60-BZ

APPLICANT—Samuel S. Adlerstein for Fugazy Travel Bureau, Incorporated, owner.

SUBJECT—Application March 25, 1960—decision of the Borough Superintendent, under Sections 7a and 7e of the Zoning Resolution, to permit in a local retail use district, the extension of present business (travel bureau) located on the first floor to second and third floors and occupy the fourth floor as an apartment for the owner.

PREMISES AFFECTED—351 Avenue of The Americas, west side, 69.5 feet north of West 4th Street, Block 592, Lot 23, Borough of Manhattan.

## 312-60-BZ

APPLICANT—Hodges, Reavis, Mcgrath and Downey for Milton H. Stapen, Manuel Stapen, Annabel Schnitman, Sadye Lewis Friedman, and Irving Stapen, owners.

SUBJECT—Application April 26, 1960—decision of the Borough Superintendent, under Sections 7A and 21 of the Zoning Resolution, to permit in a retail use, B area district, after demolishing the existing five (5) four-story buildings, the erection of an 18 story and tower office building without the required rear yard and show window on the first floor within 75 feet of a residence use district.

PREMISES AFFECTED—849-857 Third Avenue and 200-204 East 52nd Street, southeast corner, Block 1325, Lots 51, 52, 53, 54, 55 and 153, Borough of Manhattan.

## 330-60-BZ

APPLICANT—Victor E. Block for M.M.O. Realty Corporation, owner.

SUBJECT—Application April 29, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking and storage of more than five (5) motor vehicles, (pleasure type).

PREMISES AFFECTED—628-630 West 185th Street, south side, 50 feet east of Wadsworth Avenue, Block 2166, Lots 9 and 10, Borough of Manhattan.

## 365-60-BZ

APPLICANT—Albert Melniker for Conoco Realty Corporation, owner.

SUBJECT—Application May 11, 1960—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a retail and residence use district, the extension of a proposed parking lot for customers and drive-in banking of an existing restaurant and proposed bank into the residence portion of the premises.

PREMISES AFFECTED—670 Forest Avenue, and 510 Bement Avenue, southwest corner, and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

## 387-60-A

APPLICANT—Albert Melniker for Conoco Realty Corporation, owner.

SUBJECT—Application May 13, 1960—Filed pursuant to Section 35, Article 3 of the General City Law re openings in bed of mapped street, proposed widening of Bement Avenue, and a decision of the Borough Superintendent—re accessory parking spaces.

PREMISES AFFECTED—670 Forest Avenue, and 510 Bement Avenue, southwest corner, and 155 Morrison Avenue, Block 300, Lot 110, West New Brighton, Borough of Richmond.

## 158-23-BZ—Vol. II

APPLICANT—Philip Freshman for Empire State Warehouse Corp., owner.



# CALENDAR

**SUBJECT**—Application reopened June 22, 1960 for consideration as to extension of time to complete, expired July 1, 1959—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, in an existing (9) nine-story building together with the adjoining (8) eight-story and penthouse building, warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.  
**PREMISES AFFECTED**—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

## 285-31-BZ

**APPLICANT**—Roe and Kramer for Nicholas Marg, owner.  
**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires February 15, 1961—decision of the Borough Superintendent, previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station.  
**PREMISES AFFECTED**—164-50 Cross Bay Boulevard, northwest corner of 165th Avenue (Nolins Avenue), Block 14086, Lot 147, Shellbank Basin, Borough of Queens.

## 302-40-BZ—Vol. II

**APPLICANT**—Ferdinand Savignano for Mrs. Antoniette Russo, owner.

**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expires October 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 21 of the Zoning Resolution, permitting in a business use district, the extension also conversion of occupancy of the first story of an existing building to a saw and planing mill.

**PREMISES AFFECTED**—1348-1350 (1340 displayed) 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn.

## 553-54-BZ

**APPLICANT**—Sidney Snyderman for Ismo Estates Inc., owner.

**SUBJECT**—Application reopened June 21, 1960 for consideration as to extension of term of variance, expired January 26, 1960—decision of the Borough Superintendent,

previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles, with an entrance to or an exit from proposed parking located in residence use portion of lot.

**PREMISES AFFECTED**—30-09 38th Street, east side, 76 feet south of 30th Avenue, Block 660, Lot 39, Astoria, Borough of Queens.

## 900-59-BZ

**APPLICANT**—McInerney and Mulvaney for Samuel R. Saunders, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

**PREMISES AFFECTED**—217 Reid Avenue, and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

**Hearing closed**—Laid over from June 14, 1960, to June 21, 1960, for hearing and inspection; then to July 19, 1960, for inspection and decision; applicant to submit revised drawings.

MAX H. FOLEY, *Chairman.*

JULY 19, 1960, 2 P.M.

NOTICE IS HEREBY GIVEN of a public hearing *Tuesday afternoon, July 19, 1960, at 2 o'clock at 80 Lafayette Street, 9th floor, New York 13, N. Y., on the following matter:*

## 320-60-A

**APPLICANT**—Leonard F. Rothkrug and Lauritzen and Nappi for American Molasses Company, owner.

**SUBJECT**—Application April 28, 1960—Appeal from a decision of the Borough Superintendent—re class 5 construction, height, firetower, stairways and standpipe system.

**PREMISES AFFECTED**—282-290 Richards Street, west side, 236 feet south of Beard Street, Block 612, part of Lot 150, Borough of Brooklyn.

MAX H. FOLEY, *Chairman.*

# MINUTES

## REGULAR MEETING

TUESDAY MORNING, JUNE 21, 1960, 10 A.M.

Present: Chairman Foley, Vice-Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon June 7, 1960 were approved as printed in the Bulletin of June 16, 1960, Vol. 45, No. 24.

## 42-37-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for, Socony Mobil Oil Company, owner.

**SUBJECT**—Application reopened January 19, 1960 as Volume II—decision of the Borough Superintendent, under sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, office, lubritorium, auto laundry and parking of motor vehicles and extend such uses to include minor motor vehicle repairs and ground sign.

**PREMISES AFFECTED**—89-06 to 89-14 Myrtle Avenue and 83-22 to 83-28 Woodhaven Boulevard, southwest

corner, Block 3866, Lot 162, Forest Hills, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M. at request of applicant for consideration of revised drawings by the Board and decision; hearing previously closed.

## 483-37-BZ—Vol. III

**APPLICANT**—Henry George Greene for R. & P. Associates, Incorporated, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail-1 and business-1 use district, in an existing one story building occupied as stores and garage, the extension of the garage facilities by the erection of two additional floors.

**PREMISES AFFECTED**—821 to 827 7th Avenue and 159 to 167 West 53rd Street, northeast corner, and 156 to 158



# MINUTES

West 54th Street, Block 1006, Lot 1, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. G. L. Molloy and J. F. Baxter.

For Opposition: Peter Ausnit.

ACTION OF BOARD—Laid over to July 12, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 838-47-BZ—Vol. II

APPLICANT—Robert J. Crinnion for G. and R. Pan-nacchia owners: Stone Castle Service Station, lessee.

SUBJECT—Application reopened December 8, 1959 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the construction of a one story extension to the service building of an existing gasoline service station, lubritorium, office, minor repairs with hand tools and auto laundry, to provide an additional bay for minor repairs with hand tools and an automatic automobile laundry.

PREMISES AFFECTED—2008 Eastchester Road northeast corner of Stillwell Avenue, Block 4218, Lot 1, Borough of the Bronx.

## APPEARANCES—

For Applicant: Robert J. Crinnion.

For Opposition: None.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 229-49-BZ—Vol. IV

APPLICANT—Joseph B. Klein for Peter I. Feinberg owner: J and R Stutz, Incorporated, Lessee.

SUBJECT—Application reopened April 5, 1960 as Volume IV—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail and residence use district, the extension of an existing used car lot located partly on Lot 1 and Lot 61 in the retail portion of the plot into that portion of Lot 1 and all of Lot 8 in the residence use portion of the plot.

PREMISES AFFECTED—1675-1677 Bruckner Boulevard, northwest corner of Fteley Avenue, Block 3721, Lots 1, 8 and 61, Borough of the Bronx.

## APPEARANCES—

For Applicant: Joseph B. Klein.

For Opposition: Benjamin Goodine, Louis Scaglione, Carlo B. Canzona, Edward Tamberline and Emil Renna.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 352-57-BZ—Vol. II

APPLICANT—Patrick D. Concagh for 27 East 37th Street Corporation, owner.

SUBJECT—Application reopened March 22, 1960 as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district the change in occupancy of the basement and first floor of an existing four story multiple dwelling from residence to business use (offices).

PREMISES AFFECTED—27 East 37th Street, northside, 200 feet east of Madison Avenue, Block 867, Lot 28, Borough of Manhattan.

## APPEARANCES—

For Applicant: Patrick D. Concagh and Katherine H. Flanigan.

For Opposition: David L. Charal and Theodore H. Friend.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for consideration and decision; hearing closed.

## 600-57-BZ—Vol. II

APPLICANT—Burke, Green and Groh, for John Dugack, Steve Wasilchuck and Natalie Wasilchuk, owners.

SUBJECT—Application reopened January 5, 1960, as Volume II—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, auto washing, office and

sales of auto accessories, minor auto repairs with hand tools only, ground sign and parking of cars awaiting service.

PREMISES AFFECTED—76-36 164th Street, southwest corner of 76th Road, Block 6848, Lots 1 and 6, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Assemblyman Moses Weinstein, Alex Feldman, J. Lasatow, Aldean L. Moore, Anna Viscardi, Bernice B. Sims, Mike Antonuk, Mary Basciano, Evelyn M. Rogoff, Marie A. Golia, Sarah Chumsky, Florence Rutcofsky and Nicholas J. Caruso.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 645-58-BZ—Vol. II

APPLICANT—Leonard F. Rothkrug for Yerna J. Kauffman, owner.

SUBJECT—Application reopened April 26, 1960 as Volume II—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for a term of five (5) years.

PREMISES AFFECTED—1717 East 16th Street, east side, 120 feet south of Quentin Road, Block 6799, Lot 85, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug, Yerna Kauffman and Nathan Morgenstern.

For Opposition: Samuel Bleecker, Albert Foldblet, Ruth Kishinsky, Henrietta Kaye and Bertha Glatzer.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 486-59-BZ

APPLICANT—Lama, Proskauer and Prober for Margaret M. Brown, Joseph, Mary, James and Thomas A. Clavin, owners.

SUBJECT—Application July 16, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the construction of a new funeral home, two car garage, loading and unloading, one family dwelling and parking of patrons cars in the open area and business sign.

PREMISES AFFECTED—7716-7736 4th Avenue and 375-379 78th Street, northwest corner, Block 5960, Lots 47, 48 and 50, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Laid over to June 28, 1960, at 10 A.M. at request of applicant for consideration of revised drawings by the Board and decision; hearing previously closed.

## 500-59-BZ

APPLICANT—Unger and Unger, for L. Edward Dupuy, owner.

SUBJECT—Application July 27, 1959—decision of the Borough Superintendent, under Sections 21 and 9A of the Zoning Resolution, to permit in an E and F area district, the erection of two multiple dwellings each of which exceeds the permitted floor area for an E area district and the permitted height within two miles of a designated airport.

PREMISES AFFECTED—143-15 to 143-25 21st Avenue, and 144-01 21st Avenue, northwest corner of Parsons Boulevard, Block 4191, Lot 27 (Tent), Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: David I. Shivitz, Jay Sam. Unger, Paul Feldman and Bernard Segal.

For Opposition: Irving Weintraub, Patrick J. Gallagher, Francis Golden, William M. Churchill, George J. Regan, Erna Knoblauch, Ella Kallmeyer, Lois Barker, Joseph



# MINUTES

Arzt, Joseph Veroit, Rose Terzi, Lawrence J. Bellotti, John R. Eastburn, Jane Mott, Sadie Zamamera, Stanley T. Gorski, Alfred D. Oliveri, Elizabeth Engel, William J. Dennis, William Lauda, Violet Olsen, Rose Seeden, Marie Penna, Joe Carl Portelly, Magda Sebo, Mathilde Bayerlein, Marie Frances Fusa, and others.  
**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 501-59-BZ

**APPLICANT**—Unger and Unger, for L. Edward Dupuy, John F. and Mary W. Liston, Alvina Wacker Hartz, and Frank A. Hahn and Kathryn R. Hahn, owners.  
**SUBJECT**—Application July 27, 1959—decision of the Borough Superintendent, under Section 21 and 9A of the Zoning Resolution, to permit in an E and F area district the occupied area of the proposed multiple dwellings in excess of that permitted, and under Section 9A of the Zoning Resolution to permit the proposed multiple dwellings, within two (2) miles of LaGuardia Airport, to be erected to a greater height than that permitted.

**PREMISES AFFECTED**—17-10 to 17-20 Parsons Boulevard, and 19-02 to 19-10 Parsons Boulevard, southwest corner of 15th Avenue, Block 4157, Lot 200 (tent) White-stone, Borough of Queens.

### APPEARANCES—

For Applicant: Jay Sam Unger, David I. Shivitz, Paul Feldman and Bernard Segal.

For Opposition: Irving Weintraub, Patrick J. Gallagher, Francis Golden, William M. Churchill, George J. Regan, Herbert G. Kurtz, Rino Ganio, John E. Shanahan, Mrs. Salviolo, Willard F. Howard, Armen Vartabedian, Vivian Quaranta, Marcell Devol, Esther Tyndall, Helen Marples, Helen Klasmann, Marie Penna, Helen Lauditsen, Daniel Clyne, Mrs. Joseph De Fino, Anna Cicero, Mrs. R. Tesar, Mary Trotta, Albert L. Peter, Dorothy Boksen, Jesse C. Hart, Margaret De Martin, Christine Katsch, Veronica Rogan, Walter and Teresa Kuhne, Dorothy Cloonan, Cecelia Feicco, and others.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M. for inspection and decision; hearing closed.

## 589-59-BZ

**APPLICANT**—Larry Meltzer, for Elias Goff and Ben Golub, owner.

**SUBJECT**—Application September 16, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence and restricted retail use district, the extension of the present parking lot to the adjoining lots at the rear of the plot.

**PREMISES AFFECTED**—605-615 East 76th Street, north side, 40 feet, 6 inches east of Ralph Avenue, and 644-648 East 77th Street, southside, 279 feet 1 inch east of Ralph Avenue, Block 7981, Lots 21, 24, 47 and 49, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: William T. Finnerty, Charles Barbero, Ralph Albano, Mary Estella Albano and Stanley Wilson.

For Administration: Harvey Fox (New York City Housing Authority).

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 791-59-BZ

**APPLICANT**—Larry Meltzer, for Avenue Z Construction Company, owner.

**SUBJECT**—Application December 1, 1959—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business use, D area district, the erection of an extension to an existing one story and cellar building, which structure as proposed occupies more than the permitted area.

**PREMISES AFFECTED**—2602-2612 East 16th Street and

1516-1524 Avenue Z, southwest corner, Block 7460, Lot 9, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Larry Meltzer and Chas. A. Hirsch.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M., for inspection and decision; hearing closed.

## 805-59-BZ

**APPLICANT**—Simeon Heller and George J. Meltzer, for Bulova Watch Company, Incorporated, owner.

**SUBJECT**—Application December 4, 1959—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the maintenance of a parking lot for the parking of motor vehicles of the executives, employees and students attending the owner's school of watch making.

**PREMISES AFFECTED**—40-41 to 40-47 61st Street, east side, 227.43 feet north of 43rd Avenue, and 40-40 to 40-46 62nd Street, Block 1336, Lots 17 and 70, Woodside, Borough of Queens.

### APPEARANCES—

For Applicant: George J. Meltzer.

For Opposition: Manuel Daves, Athur Bucholz, Patrick Dolan, Lillian Murphy, Kay Lupo and Mrs. Jennie Zamarlli.

**ACTION OF BOARD**—Laid over at request of applicant; date to be set; applicant to confer with examiner.

## 818-59-BZ

**APPLICANT**—Mazza and Seccia, for Statecourt Enterprises Incorporated, owner; Kinney System, Incorporated, lessee.

**SUBJECT**—Application December 7, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a business use district, the use of the surplus parking space of the accessory garage to a multiple dwelling for transient parking.

**PREMISES AFFECTED**—220-226 Lexington Avenue, and 135-139 East 33rd Street, northwest corner, Block 889, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: Eugene M. Seccia.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 333-60-A

**APPLICANT**—Mazza and Seccia for Statecourt Enterprises Incorporated, owner; Kinney System Incorporated, lessee.

**SUBJECT**—Application May 3, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Section 60, Par. 1, Subdivision (d), re—transient parking, multiple dwelling.

**PREMISES AFFECTED**—135-139 East 33rd Street, and 220-226 Lexington Avenue, northwest corner, Block 889, Lot 15, Borough of Manhattan.

### APPEARANCES—

For Applicant: Eugene M. Seccia.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M. for inspection and decision in conjunction with Cal. No. 818-59-BZ; hearing closed.

## 861-59-BZ

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 16, 1959—decision of the Borough Superintendent, under Sections 7a and 7i of the Zoning Resolution, to permit in a residence use district the reconstruction of an existing gasoline service station, lubritorium, auto laundry, parking for more than five (5) cars and extend said uses to include salesroom, utility room, minor auto repairs and ground signs.



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**PREMISES AFFECTED**—43-12 to 43-20 (43-14 official) Main Street and 134-41 to 134-49 Dahlia Avenue, northwest corner, Block 5125, Lot 36, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A.M. at the request of applicant for consideration of revised drawings by the Board and decision; hearing previously closed.

**885-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7i and 7A of the Zoning Resolution, to permit in a local retail and residence use district, the reconstruction of an existing gasoline service station and extend the present use of gasoline service station to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles extending from the local retail use into the residence use with business entrances and curb cuts within 75 feet of the residence use district.

**PREMISES AFFECTED**—241-02 to 241-10 (241-02 official) Merrick Boulevard, and 134-01 to 134-07 241st Street, southeast corner, Block 13205, Lot 34, Laurelton, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: Herbert Rybin, Blanche Stapleton, Raymond Stapleton, Elizabeth Watson, Winifred V. Donegan, Lucy Farino, Mary Marsh, Grace Mazza, Mailene Scibetta, Veronica Allen, George A. McCracken, Kenneth W. Haslam, Elanor O'Connell, Norma Duncan, Muriel Nolan, Josephine Leonardi, Mrs. J. Connors and others.

**ACTION OF BOARD**—Laid over to July 12, 1960, at 10 A. M. for inspection and decision; applicant to file new elevation and revised drawings; hearing closed.

**886-59-BZ**

**APPLICANT**—Lama, Proskauer and Prober, for Socony Mobil Oil Company, owner.

**SUBJECT**—Application December 24, 1959—decision of the Borough Superintendent, under Sections 7c and 7i of the Zoning Resolution, to permit in a business use district, the reconstruction of an existing gasoline service station, lubritorium, office and accessory sales and extend the use by adding these to minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles.

**PREMISES AFFECTED**—62-11 to 62-19 (62-17 official) Rockaway Boulevard and 194-200 Beach 63rd Street, southeast corner, Block 394, Lot 4, Far Rockaway, Borough of Queens.

**APPEARANCES**—

For Applicant: Alfred A. Lama.

For Opposition: Ida Israel, Abraham A. Shapiro and Haim Garfinkel.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

**900-59-BZ**

**APPLICANT**—McInernay and Mulvaney, for Samuel R. Saunders, owner.

**SUBJECT**—Application December 30, 1959—decision of the Borough Superintendent, under Section 7c of the Zoning Resolution, to permit in a local retail district, the extension of the mortician's use from the present frame building into an existing portion of adjacent masonry building.

**PREMISES AFFECTED**—217 Reid Avenue and 698-704 Jefferson Avenue, southeast corner, Block 1657, Lot 11, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: James E. Mulvaney and Ramettie Saunders.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 19, 1960, at 10 A. M. for inspection and decision; applicant to submit revised drawings; hearing closed.

**3-60-BZ**

**APPLICANT**—Arnold W. Lederer, for Saul and Lawrence Levy, owners.

**SUBJECT**—Application January 5, 1960—decision of the Borough Superintendent, under Sections 7e, 7i and 21 of the Zoning Resolution, to permit in a retail use, D area district, the erection of a one story masonry building occupying more than the permitted area and use for auto sales, motor vehicle repairs with incidental welding, no body or collision work, no painting or spraying, and office.

**PREMISES AFFECTED**—2331-2333 Strauss Street, east side, 119 feet, 9 inches north of East 98th Street, Block 3620, Lot 21, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Arnold W. Lederer.

For Opposition: Harold Gellman, Jack Leibson, Nathan Schwartz and William Drebsky.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A. M. for inspection and continued hearing; applicant to send out notices by regular mail and file revised drawings.

**34-60-BZ**

**APPLICANT**—Theodore L. Soontup, for Lionel and Pearl Rebhun, owners.

**SUBJECT**—Application January 14, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a F area district, the construction of a one story extension to the rear of an existing two story dwelling exceeding the permitted area coverage.

**PREMISES AFFECTED**—29-09 Union Street, east side, 78.79 feet south of 29th Road, Block 4773, Lot 16, Flushing, Borough of Queens.

**APPEARANCES**—

For Applicant: Pearl Rebhun and Theodore L. Soontup.

For Opposition: None.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

**69-60-BZ**

**APPLICANT**—Leonard F. Rothkrug, for Joseph and Jennie Fenimore, owners.

**SUBJECT**—Application January 27, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district, the addition of non-transient parking, pleasure-type cars only, on the vacant area adjoining a dwelling and garage for a temporary term of five (5) years.

**PREMISES AFFECTED**—516-520 Parkside Avenue, south side, 43 feet 1½ inches east of Bedford Avenue, Block 5056, Lot 97, Borough of Brooklyn.

**APPEARANCES**—

For Applicant: Leonard F. Rothkrug.

For Opposition: Julian Denenberg and Freda Notes.

**ACTION OF BOARD**—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

**157-60-BZ**

**APPLICANT**—Jacob Fisher and Donald D. Fisher for, Free Magyar Reformed Church, owner.

**SUBJECT**—Application March 3, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution to permit in a residence use district, in an existing one story and basement church, the change in occupancy to theatre with lounge and dressing rooms.

**PREMISES AFFECTED**—206-208 East 11th Street, south side, 129 feet east of 3rd Avenue, Block 466, Lot 12, Borough of Manhattan.



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## APPEARANCES—

For Applicant: Donald D. Fisher.

For Opposition: None.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 158-60-A

APPLICANT—Jacob Fisher and Donald D. Fisher for, Free Magyar Reformed Church, owner.

SUBJECT—Application March 3, 1960—Appeal from a decision of the Borough Superintendent, re—Class III construction, building for use as theatre, more than 20 feet in height.

PREMISES AFFECTED—206-208 East 11th Street, south side, 129 feet east of Third Avenue, Block 466, Lot 12, Borough of Manhattan.

## APPEARANCES—

For Applicant: Donald D. Fisher.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A. M. for inspection and decision in conjunction with Cal. No. 157-60-BZ; hearing closed.

## 183-60-BZ

APPLICANT—J. M. Berlinger for Ten Fifth Avenue Corporation, owner.

SUBJECT—Application March 7, 1960—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a residence use district, the erection of a one story extension to an existing four story and basement multiple dwelling with stores on the ground floor to provide a building line front for store number six (6), the extension to cover the balance of the plot.

PREMISES AFFECTED—1 West 8th Street and 10 Fifth Avenue, northwest corner, Block 572, Lot 44, Borough of Manhattan.

## APPEARANCES—

For Applicant: J. M. Berlinger.

For Opposition: Elizabeth Ivory.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 322-60-BZ

APPLICANT—Herman Horowitz for Jacob Perlow and 259-261 West 12th Street Corporation, owners.

SUBJECT—Application April 28, 1960—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a business and residence use, D area, class 3/4 height district, the erection of a six story and basement multiple dwelling, that exceeds the permitted area coverage and exceeds the permitted height.

PREMISES AFFECTED—257-261 West 12th Street, north side, 181 feet east of West 4th Street, Block 615, Lots 90 and 91, Borough of Manhattan.

## APPEARANCES—

For Applicant: Herman Horowitz.

For Opposition: Robert H. Jacobs, Jr., Charles E. McGuinniss, Joseph P. O'Connor and C. Leo Calarco.

ACTION OF BOARD—Laid over to July 6, 1960, at 10 A. M. for inspection and decision; hearing closed.

## 212-54-BZ—Vol. II

APPLICANT—Burke, Green and Groh for Sally Sherman and Leonard Goldberg, owners.

SUBJECT—Application reopened March 8, 1960 as Volume II—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a local retail use, D area district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, office, sales of accessories, minor auto repairs, storage and parking of motor vehicles with less than the required rear yard.

PREMISES AFFECTED—145-15 243rd Street, northeast corner of Mayda Road, Block 13568, Lot 27, Rosedale, Borough of Queens.

## APPEARANCES—

For Applicant: Robert T. Groh.

For Opposition: Herbert Rubin.

ACTION OF BOARD—Application withdrawn at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

## 475-59-BZ

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.

SUBJECT—Application July 20, 1959—decision of the Borough Superintendent, under Sections 7e and 7i of the Zoning Resolution, to permit in a residence use district, the erection and maintenance of a gasoline service station, lubricatorium, auto washing, non-automatic, office, sale of accessories, minor auto repairs with hand tools only, safety inspection station, ground sign and parking and storage of motor vehicles, for a stated term of fifteen (15) years.

PREMISES AFFECTED—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application withdrawn, without prejudice at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

## 476-59-A

APPLICANT—Gorman and Laurino for Hunter Associates, Inc., owner.

SUBJECT—Application July 20, 1959—filed pursuant to Section 35, General City Law, re curb cuts in bed of mapped street proposed widening of 76th Avenue.

PREMISES AFFECTED—75-35 to 75-43 (75-39 official) 164th Street and 164-01 to 164-09 76th Avenue, northeast corner, Block 6967, Lots 28, 29, 30, 31 and 32, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn, without prejudice at the request of the applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and

Commissioner Becker ..... 5

Negative: ..... 0

## 369-36-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, Inc., owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expired May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a business use district, for a term of years, the erection and maintenance of a gasoline service station.

PREMISES AFFECTED—2306-2320 Arthur Kill Road and 1157-1165 Rossville Avenue, southeast corner, Block 6166, part of Lot 25, Rossville, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper and Commissioner Becker .... 4  
Negative: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, on October 13, 1937, this application was granted by the Board on certain conditions; and

WHEREAS, the term of the variance was extended from time to time and last extended on May 17, 1955; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation May 17, 1960; and

WHEREAS, this applicant was reopened on May 24, 1960 and set for hearing on June 21, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 8, 1960, acting on N.B. Applic. 47-1940, reads:

"These Plans, and Plot Plan, differ from those submitted to the Board of Standards & Appeals, and differ from the Resolution of the Board on Case No. 369-36-BZ, adopted Oct. 3, 1939."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 13, 1937, as amended through May 17, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 184-37-BZ—Vol. II

APPLICANT—A. H. Salkowitz for Cedarcroft Associates, Inc., owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires June 1, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district the use of portion of the cellar as an architect's office.

PREMISES AFFECTED—170-10 Cedarcroft Road, southeast corner of Homelawn Street, Block 9844, Lot 5, Jamaica Estates, Borough of Queens.

## APPEARANCES—

For Applicant: A. H. Salkowitz.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on June 1, 1955, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which had expired by time limitation June 1, 1960; and

WHEREAS, this application was reopened on May 24, 1960 and set for hearing on June 21, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 14, 1960 acting on N.B. Applic. No. 269-54, reads:

"1M. As Board of Standards and Appeals approval as granted under 184-37-BZ, Vol. II expires on June 1, 1960, continued use of architects office in a residential use district is contrary to Art. II Sec. 3 Zoning Res."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 1, 1955, only

as to the term of the variance, so that as amended it shall read:

"granted for a term of ten (10) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 146-38-BZ—Vol. II

APPLICANT—Larry Meltzer for Irving Wasserman, owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to amendment of resolution and extension of time to complete, expired February 3, 1960—decision of the Borough Superintendent, previously granted on condition, under Sections 7c and 7i of the Zoning Resolution, permitting in a business use district the enlargement in area and extension of the uses of the existing gasoline service station by erecting a one-story building at the rear of the premises for use as a motor vehicle repair shop including painting and auto body and fender repairs.

PREMISES AFFECTED—5366-5368 Kings Highway (also known as 818-820 East 53rd Street), west side, 200 feet south of Foster Avenue, Block 7948, Lot 11, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Larry Meltzer.

For Opposition: None.

ACTION OF BOARD—Resolution amended and time extended to complete the work.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, on February 3, 1959, this application—Vol. II—was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of time, to obtain permits and complete the work, which had expired by time limitation February 3, 1960; and

WHEREAS, the applicant requested reopening of this application and amendment of the Resolution adopted February 3, 1959 to include, in addition to the uses granted, the sale and storage of used cars; and

WHEREAS, this application was reopened on May 24, 1960 and set for hearing on June 21, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 7, 1960 acting on amendment to N.B. Applic. No. 2173-57, reads:

"1. As the time to obtain all permits and complete work has expired under Section 22A, as per Calendar #146-38-BZ Volume II, the proposed extension of time is referred to the Board of Standards and Appeals.

"2. The proposed addition of the use of sales and storage of used cars, within a business use district, to the uses of motor vehicle repair shop, auto painting, auto body and fender shop and welding, in conjunction with a gasoline selling station, which uses were previously granted by the Board of Standards and Appeals under Calendar number 146-38-BZ Volume II, is contrary to Article II, Paragraph 4a, subsections 4, 29 and 46 and Paragraph 6 of the Zoning Resolution."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on February 3, 1959, only as to the time to obtain permits and complete the work, so that as amended this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended*



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resolution; and that a certificate of occupancy shall be obtained; that the additional use of sales and storage of used cars within the business use district shall be permitted."

## 101-45-BZ—Vol. II

APPLICANT—Latham C. Squire for Bright Management Corporation, owner.

SUBJECT—Application reopened January 26, 1960—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a residence use district in an existing three (3) story building with basement and cellar, the change in occupancy of the first and second story from one family occupancy to offices and use the third floor for a caretaker's apartment, to retain the present restaurant use.

PREMISES AFFECTED—311 West 48th Street, north-side, 150 feet west of 8th Avenue, Block 1039, Lot 26, Borough of Manhattan.

### APPEARANCES—

For Applicant: Latham C. Squire.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960, after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; applicant to file new drawings; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1959, acting on Alt. Applic. 1585-57, reads:

"8. Proposed change is contrary to B.S.&A. (Calendar #101-45-BZ) Resolution adopted October 7, 1958."

and  
WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision e of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use district, in an existing three story building with basement and cellar, the change in occupancy of the first and second story from one family residence to offices and the use of the third floor for a caretaker's apartment, and retain the present restaurant use, all for a term of ten years, *on condition* that the work shall be done in accordance with drawings filed with this application dated January 11, 1960, 3 sheets, April 28, 1960, one sheet, and June 17, 1960, one sheet revised; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the provisions of Section 22A of the Zoning Resolution.

## 378-47-BZ

APPLICANT—Lama, Proskauer and Prober for Rose Sempliner, owner.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires October 4, 1960—decision of the Borough Superintendent,

previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, for a term of years, the parking and storage of motor vehicles.

PREMISES AFFECTED—2863-2873 West 31st Street, east side, 100 feet north of Mermaid Avenue, Block 7009, Lots 54, 56 and 58, Borough of Brooklyn.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on December 2, 1947, this application was granted by the Board on certain conditions; and

WHEREAS, the applicant requested reopening of this application and extension of the term of variance, which will expire by time limitation October 4, 1960; and

WHEREAS, this application was reopened on May 24, 1960 and set for hearing on June 21, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, a public hearing was held on this application on June 21, 1960 after due notice by publication in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated April 19, 1960 acting on Alt. Applic. No. 1472-58, reads:

"Since the term of variance expires October 4, 1960 any further extension of variance is referred back to the Board of Standards and Appeals under Cal. #378-47-BZ."

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on December 2, 1947 only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this *amended* resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 424-52-BZ

APPLICANT—Lyman and Tenenbaum for Samuel Danzig, owner; Beverly Trading Corp., lessee.

SUBJECT—Application reopened May 24, 1960 for consideration as to extension of term of variance, expires May 17, 1960—decision of the Borough Superintendent, previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence use district, the parking and storage of motor vehicles, for a term of years.

PREMISES AFFECTED—43-45 West 67th Street, north side, 100 feet east of Columbus Avenue, Block 1120, Lot 5, Borough of Manhattan.

### APPEARANCES—

For Applicant: Lyman and Tanenbaum.

For Opposition: None.

ACTION OF BOARD—Term of variance extended.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, on December 16, 1952, this application was granted by the Board on certain conditions; and

WHEREAS, the term of the variance was last extended on May 17, 1955 for a term of five (5) years; and

WHEREAS, the applicant requested reopening of this application and further extension of the term of variance, which had expired by time limitation May 17, 1960; and



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WHEREAS, this application was reopened on May 24, 1960 and set for hearing on June 21, 1960 at 10 A. M., requiring a new decision of the Borough Superintendent and two publications in the Bulletin; and

WHEREAS, the decision of the Borough Superintendent, dated March 22, 1960 acting on Alt. Applic. 658-1952, reads:

"Variance granted by the Board of Stds. & Appeals covering parking lot at above premises will expire on May 17, 1960. In order to obtain a new certificate of occupancy it will be necessary to refer back to Board and apply for an extension of the variance."

Resolved, that the Board of Standards and Appeals does hereby amend the resolution adopted on December 16, 1952, as amended through May 17, 1955, only as to the term of the variance, so that as amended it shall read:

"granted for a term of five (5) years from the date of this amended resolution, to permit.....; that other than as herein amended the resolution above cited shall be complied with in all respects; and that a new certificate of occupancy shall be obtained."

## 657-58-BZ

APPLICANT—Philip Freshman for Eva Fox, owner.

SUBJECT—Application November 18, 1958—decision of the Borough Superintendent, under Section 21 of the Zoning Resolution, to permit in a residence use, B area district, the erection of a one story extension to an existing 4 story building for use as a greenhouse and morning room, the extension encroaches on the required rear yard and exceeds the permitted area coverage.

PREMISES AFFECTED—4 East 75th Street, south side, 150 feet east of 5th Avenue, Block 1389, Lot 65, Borough of Manhattan.

APPEARANCES—

For Applicant: Philip Freshman and Murry C. Becker.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 3, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for hearing; applicant to send notices; and

WHEREAS, the decision of the Borough Superintendent, dated October 27, 1958 acting on N. B. Applic. No. 3-57, reads:

"1. Proposed greenhouse and morning room structure exceeds more than 65% of the unoccupied portion of the lot contrary to Sec. 12(b) of Z. R.

"2. Provide lawful rear yard as per Sec. 17 of Z. R."

and

WHEREAS, the Board found that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution, and is therefore entitled to relief as to area on the grounds of practical difficulty and unnecessary hardship.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the area district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 21, to permit in a residence use, B area district the erection of a one story extension to an existing four story building for use as a greenhouse and morning room, the extension encroaching on the required rear yard and exceeding the permitted area coverage, on condition that the work shall conform with drawings filed with this application dated November 18, 1958, one sheet, November 4, 1959, 8 sheets and November 12th, 1959, one sheet; that all laws, rules and regulations applicable shall be complied with; that all work shall be done and a certificate of occupancy obtained within the requirement of Section 22A of the Zoning Resolution.

## 596-59-BZ

APPLICANT—Brennan and Landers for Walter M. Michalski, owner.

SUBJECT—Application September 17, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story extension to an existing one story building and extend the present use of funeral home consisting of reposing rooms and office to an undertaking establishment with embalming room on first floor and dwelling on second floor.

PREMISES AFFECTED—80-08 Grand Avenue and 53-14 to 53-10 82nd Street, southeast corner, Block 2904, Lot 3, Elmhurst, Borough of Queens.

APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; applicant to file landscape drawings; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated August 2, 1959 acting on Alt. Applic. No. 1173-58, reads:

"1. The proposed extension of a non-conforming use (Funeral Home) on a lot in a local retail district is contrary to Art. 2, Sec. 4-c of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

Resolved, that the Board of Standards and Appeals does hereby make a variation in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is granted under Section 7a of the Zoning Resolution, to permit in a local retail use district, the erection of a two-story extension to an existing one-story building and extend the present use of funeral home, consisting of reposing rooms and office, to an undertaking establishment, with embalming room on the first floor and dwelling on the second floor on condition that the work conform to drawings filed with this application dated September 17, 1959, 12 sheets, and June 13, 1960, one sheet; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 611-59-BZ

APPLICANT—Simeon Heller and George J. Meltzer for Flushingside Realty and Construction Company, owner.

SUBJECT—Application September 24, 1959—decision of the Borough Superintendent, under Section 7b of the Zoning Resolution, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory.

PREMISES AFFECTED—31-01 Linden Place and 136-02 31st Road, southeast corner, Block 4409, Lot 24, Flushing, Borough of Queens.

APPEARANCES—

For Applicant: George J. Meltzer.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for continued hearing and inspection; and

WHEREAS, the decision of the Borough Superintendent, dated July 27, 1959 as amended by decision dated April 19, 1960, acting on Alt. Applic. No. 1024-58, reads:

"1. The proposed change in use for the premises located partly in a Res. and partly in a Bus. use district from garage to office, storage & factory is contrary to the variance granted under Cal. 304-42-BZ and Art. II Sec. 3 Zone Res. and must be referred back to the Board for its determination."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision b of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7b, to permit in a business and residence use district, the change in use of an existing garage, to office, storage and factory, *on condition* that the work shall conform with drawings filed with this application dated September 24, 1959, 4 sheets and April 29, 1960, 4 sheets; that all laws, rules and regulations applicable shall be complied with; that all permits, including a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 722-59-BZ

APPLICANT—Gabriel Nathan, for Semack Realty Corporation, owner.

SUBJECT—Application November 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a retail use district, the extension of the present use of garage and motor vehicle repair shop to include parking of motor vehicles.

PREMISES AFFECTED—16-03 to 16-07 Far Rockaway Boulevard, east side, 39.95 feet south of Foam Place, 1131-1135 Foam Place, Block 15559, Lots 42 and 51, Far Rockaway, Borough of Queens.

## APPEARANCES—

For Applicant: Gabriel Nathan and J. W. Klaess.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for applicant to file revised drawings and for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated October 14, 1959 as amended by decision dated April 27, 1960 acting on Alt. Applic. No. 1626-59, reads:

"1. The proposed installation of overhead doors constitutes an extension of an existing non-conforming use such as a garage for more than 5 cars and an auto repair shop on a lot in a retail district and is contrary to Art. 2, Sec. 4-A of the Z.R.

"2. The proposed parking of cars on open area as

an accessory to the above uses is contrary to Art. 2, Sec. 4-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution to permit in a retail use district, the extension of the present use of garage and motor vehicle repair shop, to include parking of motor vehicles *on condition* that the work be done in accordance with drawings filed with this application dated November 4, 1959, 7 sheets, March 23, 1960, one sheet, and June 14, 1960, one sheet, revised; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 839-59-BZ

APPLICANT—Haus and Bresin for Beauty Clean Auto Laundry Incorporated, owner.

SUBJECT—Application December 4, 1959—decision of the Borough Superintendent, under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry.

PREMISES AFFECTED—193-11 Crocheron Avenue, 35-02 Francis Lewis Boulevard, northwest corner, and 193-06 to 193-18 35th Avenue, Block 5313, Lot 15, Flushing, Borough of Queens.

## APPEARANCES—

For Applicant: Joseph C. Haus.  
For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on May 10, 1960 after due notice by publication in the Bulletin; laid over to June 7, 1960 for inspection and decision; applicant to file revised drawings; hearing closed; then to June 21, 1960 for decision; and

WHEREAS, the decision of the Borough Superintendent, dated November 13, 1959 acting on Alt. Applic. No. 2079-59, reads:

"1. The proposed extension and alteration in height and area of an existing auto laundry in a local retail use district is contrary to Art. II Sec. 4-c of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board, which recommended granting on certain conditions; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7a of the Zoning Resolution, to permit in a local retail use district, the reconstruction and extension in area of an existing auto laundry, *on condition* that the work shall be done in accordance with drawings filed with this application dated December 4, 1959, 2 sheets, and June 16, 1960, 3 sheets revised; that a wall 6



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feet high shall be constructed along the adjacent lot No. 13, except where the driveway is roofed over; that the sign shall be limited to 25 feet in length and two feet in height; that all laws, rules and regulations applicable shall be complied with; that all permits required and a certificate of occupancy shall be obtained and all work completed within the requirements of Section 22A of the Zoning Resolution.

## 876-59-BZ

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application December 22, 1959—decision of the Borough Superintendent, under Sections 7c, 7i, 7A and 7a of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the use to include lubritorium, minor auto repairs, car washing, salesroom, utility room, ground sign and parking and storage of motor vehicles with (curb cuts) business entrance within 75 feet of a business use district.

PREMISES AFFECTED—112-44 to 112-52 (112-44 official) Roosevelt Avenue and 40-02 to 40-10 114th Street, southwest corner, Block 2013, Lot 37, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on N.B. Applic. No. 4356-59, reads:

"1. Proposed demolition, reconstruction and extension of use of an existing public garage and gas service station to—gasoline service station, lubritorium, minor auto repairs, car washing, sales room, utility room, parking and storage of motor vehicles in a lot located within a Business Use district is contrary to Art. II sect. 4(a) subsections 29 and 46 of the Zoning Resolution.

"2. Proposed ground sign in a Business Use district is contrary to Art. II sect. 4(a) subsection 49 of the Z.R.

"3. Proposed business entrances (curb cuts) within 75'-0" of a Residence Use district is contrary to Art. II, sect. 7-A of the Z.R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, i, 7A and 7a of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Sections 7c, 7a, 7i and 7A of the Zoning Resolution, to permit in a business use district, the reconstruction of the present gasoline service station and extend the uses to include lubritorium, minor auto repairs, car washing, sales room, utility room, ground sign and parking and storage of motor vehicles, with business entrances and curb cuts, within 75 feet of a business use district *on condition* that the work shall be done in accordance with drawings filed with this application dated December 22, 1960, five sheets; that the present wall on the south side of the property, from the building line of 114th Street to

the face of the new accessory building shall be left in place to a height of eight feet from the level of the garage floor, with proper coping; that the eight foot wall be returned approximately two feet on 114th Street to form a pier; that flood lights, where used, be so arranged that they will not throw light outside of the lot; that the doors to the men's toilet shall be from the interior of the building; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed and a certificate of occupancy obtained, within the requirements of Section 22A of the Zoning Resolution.

## 904-59-BZ

APPLICANT—Edwin Storch for Kirk Milk Products Incorporated, owner; Beverly Laundry, lessee.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Section 7e of the Zoning Resolution, to permit in a retail use district, the change in use of a present one and two story building from ice cream factory to a shirt laundry.

PREMISES AFFECTED—101-22 45th Avenue, south side, 135 feet east of Nicolls Avenue, Block 1630, Lots 7 and 10, Corona, Borough of Queens.

### APPEARANCES—

For Applicant: None.

For Opposition: None.

ACTION OF BOARD—Application denied.

### THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commissioner Becker ..... 5

### THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 8, 1959 acting on Alt. Applic. No. 1927-59, reads:

"1. The proposed change of use in a retail use district from factory to shirt laundry is contrary to Art. II Sec. 4-A Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should not be granted; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution.

*Resolved*, that the decision of the Borough Superintendent, acting on Alt. App. 1927-59, Objection No. One, dated December 8, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 917-59-BZ

APPLICANT—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia and Jasper Ingrassia, owners.

SUBJECT—Application December 30, 1959—decision of the Borough Superintendent, under Sections 7e and 21 of the Zoning Resolution, to permit in a residence use, F area district, the erection of two buildings to be used for stores, with less than the required setback from a mapped street and rear yard with patron parking, storage and off street loading.

PREMISES AFFECTED—145-20 Willets Point Boulevard, southeast corner of Parson Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

### APPEARANCES—

For Applicant: Jerrold I. Ehrlich and Joseph Ingrassia.

For Opposition: Irving Weintraub.

ACTION OF BOARD—Application denied.



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## THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 16, 1959 acting on N. B. Applics. 4560 and 4561 of 1959, reads:

"1. The proposed erection of a bldg. in a Res. use district to be used for stores, patron parking, storage and off street loading is contrary to Art. II Sec. 3 Zone Res.

2. The proposed bldg. in an "F" area district lacks the required setback from a mapped street and deprives lot of its required rear yard. Art. IV Sec. 16(a)(b) Zone Res."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application should be denied; and

WHEREAS, the Board found that there was no justification for the exercise of discretion to grant a zoning variance under Section 7, Subdivision e of the Zoning Resolution; and

WHEREAS, the Board found that the applicant failed to substantiate a basis to warrant exercise of discretion to grant under Section 21 of the Zoning Resolution and was therefore not entitled to relief on the grounds of practical difficulty or unnecessary hardship.

*Resolved*, that the decision of the Borough Superintendent, acting on N. B. App. 4560 and 4561-59 Objection Nos. 1 and 2, dated December 16, 1959, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 918-59-A

APPLICANT—Burke, Green and Groh for Robert Ingrassia, Joseph Ingrassia, Anthony Ingrassia, and Jasper Ingrassia, owners.

SUBJECT—Application December 30, 1959—Filed pursuant to Section 35, of the General City Law—re parking and covered walk in bed of a mapped street—25th Road and proposed widening of Parsons Boulevard.

PREMISES AFFECTED—145-20 Willets Point Boulevard, southeast corner of Parsons Boulevard, Block 4778, Lot 9, and 145-30 25th Road, south side, 19.44 feet east of Parsons Boulevard, Block 4779, Lot 9, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich and Joseph Ingrassia.

ACTION OF BOARD—Appeal withdrawn at the request of applicant in view of the Board's denial of Calendar Number 917-59-BZ.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 26-60-BZ

APPLICANT—Leonard F. Rothkrug for Seton Equities Corporation, owner.

SUBJECT—Application January 12, 1960—decision of the Borough Superintendent, under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a parking lot for pleasure type vehicles only, for a temporary term of ten (10) years.

PREMISES AFFECTED—1223 Gerard Avenue, west side, 108.11 feet north of East 167th Street, Block 2489, Lot 70, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for applicant to file revised drawings and decision, hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated December 21, 1959 acting on Alt. Applic. No. 1181-59, reads:

"1. Proposed parking lot for more than five motor vehicles located in a residence use district is contrary to Art. II Sect. 3 of the Z. R."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board and the committee recommended that the application be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivision h of the Zoning Resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use district regulations of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7h of the Zoning Resolution, to permit in a residence use district, the construction and maintenance of a storage lot for pleasure type vehicles only, for a term of ten years *on condition* that the work shall be done in accordance with drawings filed with this application dated January 12, 1960, one sheet, April 29, 1960, two sheets, and June 20, 1960, one sheet, revised; that there shall be no connection, at present or in the future, between this lot and the lot to the west, in Block 2489, Lot 37; that a retaining wall shall be constructed at the rear and side of the plot, where necessary, with a suitable fence constructed on top of the retaining wall; that there shall be no sign on the premises except that required by the Commissioner of Licenses; that all laws, rules and regulations applicable shall be complied with; that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

## 46-60-BZ

APPLICANT—Lama, Proskauer and Prober for Joseph Angeleone, owner.

SUBJECT—Application January 13, 1960—decision of the Borough Superintendent, under Sections 7c, 7h, 7A and 21 of the Zoning Resolution, to permit in a business and residence use, D and E area district, the erection of a one story building for use as a Supermarket, occupying more than the permitted area coverage for a D area district with loading and unloading, parking of more than five (5) motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use district, with a business entrance in excess of 3 feet, 6 inches within 75 feet of the residence use district.

PREMISES AFFECTED—127-10 to 127-20 (127-20 official) Rockaway Boulevard, and 118-02 to 118-34 128th Street, southwest corner and 117-11 to 117-15 127th Street, Block 11749, Lots 41, 48, 49, 50, 52, 54, 57, 59, 61, 62 and 64, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

For Opposition: None.

ACTION OF BOARD—Application granted on condition.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, a public hearing was held on this application on June 7, 1960 after due notice by publication in the Bulletin; laid over to June 21, 1960 for inspection and decision; hearing closed; and

WHEREAS, the decision of the Borough Superintendent, dated January 7, 1960 as amended by decision dated April 28, 1960 acting on N.B. Applic. No. 4733-59, reads:

"1. Proposed supermarket, loading and unloading, parking of more than five (5) motor vehicles (no fee to be charged) and proposed business entrances (curb cuts) in a plot located within a Business Use District and extending into a Residence Use District is contrary to Art. II, Section III of the Zoning Resolution.

2. Proposed structure exceeds the permitted area coverage in a "D" Area District as required by Art. IV Section 14(c) of the Zoning Resolution.

3. Business entrance over 3'-6" with 75'-0" of the Residence Use District is contrary to Section 7A of the Zoning Resolution."

and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board; and the committee recommended that the application should be granted on condition; and

WHEREAS, the Board found that this was an appropriate case in which to exercise discretion to grant under Section 7, Subdivisions c, h and 7A of the Zoning Resolution, as to use, and that the applicant had substantiated a basis to warrant exercise of discretion to grant under Section 21, and is therefore entitled to relief, as to area, on the grounds of practical difficulty and unnecessary hardship.

*Resolved*, that the Board of Standards and Appeals does hereby *make a variation* in the application of the use and area district regulation of the Zoning Resolution and that the application be and it hereby is *granted* under Section 7, Subdivisions c, h, 7A and Section 21 of the Zoning Resolution, to permit in a business and residence use, D and E area district, the erection of a one story building for use as a supermarket, occupying more than the permitted area coverage for a D area district, with loading and unloading, parking of more than five motor vehicles, no fee to be charged, in the residence use portion of the plot, with business entrances extending from the business use into the residence use portion, with a business entrance in excess of 3 feet 6 inches, within 75 feet of the residence use district *on condition* that the work be done in accordance with drawings filed with this application dated January 13, 1960, one sheet, April 29, 1960, five sheets; that the lot be properly graded and paved with clean cinders or gravel treated with a binder, or with an asphalt surface, and that the lot shall be properly drained; that any retaining walls necessary shall be constructed; that all laws, rules and regulations applicable shall be complied with, that all permits shall be obtained, all work completed, and a certificate of occupancy obtained within the requirements of Section 22A of the Zoning Resolution.

Adjourned: 4:15 P.M.

JOSEPH J. DOYLE, *Chief Clerk*

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 1960, 2 P.M.

Present: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker.

### 638-41-SM

APPLICANT—United States Gypsum Company, owner—

amendment of resolution additional fire resistive rating.

## APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
638-41-SM—USG Pyrobar Gypsum Partition Tile—Amendment as to an additional fire resistive rating.

The United States Gypsum Company requested by letter that the resolution adopted July 22, 1941 and amended at various times under Calendar Number 638-41-SM be reopened for amendment as to additional fire resistive ratings.

USE: Pyrobar Gypsum Partition Tile and Supertile Mortar is used for fire-rated incombustible partitions and for fire protection of steel.

DESCRIPTION: Made from gypsum plaster in sizes 12" by 30" and in thicknesses of 2", 3", 4", solid; and 3", 4", 6", hollow.

INSPECTION AND TEST: All thicknesses and ratings have been previously approved. The applicant submitted copy of a new fire and hose stream test conducted at Ohio State University in accordance with ASTM Designation E 119 on a partition of 3" Hollow Pyrobar gypsum block plastered on one side only with sanded plaster and white coat finish to a total thickness of 5/8". Plaster to be applied in accordance with C26-464.0.

The partition successfully passed a three-hour fire and hose stream test.

Reports of all tests are on file with, and are part of the record.

RECOMMENDATION: The Committee on Test recommends to include the approval of 3" Hollow Pyrobar Gypsum Block partition plastered one side with sanded plaster and white coat to a total thickness of 5/8" as a 3 hour incombustible partition.

The Committee on Test further recommends that the approval of USG Pyrobar Gypsum Block now read as follows:

Approved by New York City Board of Standards and Appeals, Calendar Number 638-41-SM, for partitions as follows:

2" solid, no plaster—1 hr.

3" hollow, plaster 2 sides—3 hrs.

3" hollow, plaster 1 side—3 hrs.

3" solid, no plaster—3 hrs.

4" solid, no plaster—3 hrs.

4" hollow, plaster, 2 sides—4 hrs.

4" hollow, plaster 1 side—3 hrs.

6" hollow plaster 1 side—3 hrs.

and for fire protection of structural steel under Section C26-575.0.

1" solid, no plaster—1 hr.

3" hollow, no plaster—1 hr.

2" solid, no plaster—2 hr.

3" hollow, no plaster—2 hrs.

2" solid, no plaster—3 hrs.

3" hollow, no plaster—3 hrs.

2" solid, plaster 1 side—4 hrs.

3" hollow, plaster 1 side—4 hrs.

The Committee on Test further recommends the approval of USG Supertite Mortar Joint for use with above block, all on condition that the requirements of the resolution



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adopted July 22, 1941, and amended at various times under Calendar Number 638-41-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 476-44-SM—Vol. IV

APPLICANT—United States Gypsum Company, owner—  
amendment of resolution, additional fire resistive rating.

### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Resolution amended in accordance  
with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

476-44-SM—Vol. IV—Amendment as to additional method  
of construction of fire proof partition.

United States Gypsum Company, Chicago, Illinois, re-  
quested by letter April 6, 1954, that the resolution adopted  
November 28, 1944, under Calendar Number 476-44-SM and  
amended at various times for a 2" Solid Rocklath and Plas-  
ter Partition be reopened and amended for an additional  
method of construction.

It was reopened by the Board under Volume IV on May  
4, 1954.

USE: For walls and partitions in offices and dwellings  
where a 1 hour incombustible non-load bearing 1 hour fire  
rated wall or partition is required in all classes of construc-  
tion.

DESCRIPTION: The additional method of construction  
consists of using a core of 1" thick USG Rocklath Plaster  
Base, consisting of two 1/2" layers mill-laminated with 3/4"  
ship-lap edge on the vertical or long edge. These 1" panels  
are fitted closely together and held in position by nailing  
or otherwise locking the adjacent ship lapped edged together  
at least 3 times in a distance of 9 foot 10 inch ceiling height.  
The panels rest in an incombustible floor and ceiling runner  
and are stapled, wire tied, or clipped to same.

To this plaster base is applied on each side 1/2" of sanded  
gypsum plaster including the white coat. Plaster applied in  
accordance to C26-464.0.

The metal component parts consist of one piece base and  
screed, or L-shaped ceiling runner with hair pin clips, or  
USG Metal Base and clip system, all previously approved.

INSPECTION AND TEST: The test partition was  
erected to a height of 9 feet 10 inches. It was subjected to  
a 1 hour Fire and Hose Stream Test in accordance with  
ASTM Designation E 119 as required under Article 11,  
Fire Resistive Construction, of the Administrative Code. It  
successfully withstood the 1 hour Fire and Hose Stream Test  
at Ohio State University as reported in Test Report T-1340.  
Test Reports are on file with and are part of the record.

RECOMMENDATION: Based on the data submitted and  
the tests conducted the Committee on Test recommends that  
USG 2" Solid Rocklath and Plaster Partition constructed  
as tested and consisting essentially of a 1" thick ship lapped  
long length Rocklath core, plastered on each side with 1/2"  
of sanded plaster including the finish coat, be approved as a  
1 hour fire rated incombustible partition 10'-0" unbraced  
height for all classes of construction providing all previous  
requirements of the resolution under Calendar Number 476-  
44-SM as adopted November 28, 1944 and subsequently

amended on June 11, 1946, April 15, 1947, and July 22, 1947,  
are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Eng.,  
GEORGE F. SKLENARIK,  
Asst. Eng.,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does  
hereby *amend* the above cited resolution in accordance with  
the above report.

## 898-47-SM

APPLICANT—United States Gypsum Company, owner—  
amendment of resolution, additional method of construc-  
tion.

### APPEARANCES—

For Applicant: William W. Bainbridge.

ACTION OF BOARD—Application reopened and resolu-  
tion amended in accordance with the report and recom-  
mendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5

Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

898-47-SM—Amendment to resolution as to additional method  
of assembly.

W. W. Bainbridge, for the United States Gypsum Com-  
pany, requested by letter that the resolution adopted Octo-  
ber 13, 1948 under Calendar Number 898-47-SM be reopened  
and amended so as to include additional methods of assembly.  
USE: The assembly of gypsum boards shall be used for  
partitions.

DESCRIPTION: The gypsum boards, Sheetrock, Bax-  
bord, and Coreboard, either plain, insulating or Firecode  
type and accessories shall be as previously approved under  
Calendar Number 486-39-SM, Calendar Number 171-52-SM  
and Calendar Number 898-47-SM, together with some new  
minor accessories.

2" Thick Solid Sheetrock Partition—1 1/2 Hour: The core  
shall consist of 1" thick monolithic Sheetrock, Baxbord or  
Coreboard with tongue and groove V-edge on the long sides.  
In use this is secured in position by USG Core centering  
clips or other means. To this is applied by adhesive on each  
side a layer of 1/2" Gypsum board. All joints are staggered.

The applicant rates it incombustible 1 1/2 hour fire resistive  
and 35 decibel sound transmission loss.

2" Thick Solid Sheetrock Partition—2 Hour: The par-  
tition is identical with the 1 1/2 hour partition except that the  
outer layers of 1/2" gypsum board are of the Firecode type  
or Type X Gypsum board.

The applicant rates it incombustible 2 Hour fire resistive  
and 35 decibel sound transmission loss.

Double Solid Core Walls—2 Hour: Where necessary to  
separate the two sides of the gypsum partition in order to  
enclose pipes or ducts, each side of the space consists of one  
layer of 1" thick monolithic Sheetrock, Baxbord or Core-  
board with tongue and groove V-edge, to which is applied  
by adhesive on the outside face a layer of 1/2" Gypsum  
board. All joints are staggered. The air space between  
panels must be at least one inch.

The applicant rates this as incombustible two hour fire re-  
sistive and 46 decibel sound transmission loss.

The assemblies have all inside corners sealed with USG  
Perf-A-Tape Joint System and all exterior corners pro-  
tected by USG Durabead or Perf-A-Bead. Exposed edges  
may be finished with USG Perf-A-Trim or Metal Trim,  
all previously approved.

Standard Hollow Metal door bucks and other framed open-



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ings, all with special metal anchors in the frame to receive the gypsum boards, are used. Sheet metal angles or channels for floor and ceiling runners are included as well as USG Metal base previously approved and USG Flush Metal base and trim, and USG recessed metal base.

Other bases in common use are cove rubber, cove asphalt, asbestos cement strip, or USG Hardboard.

**INSPECTION AND TEST:** The 2" thick Solid Sheetrock (1½ Hour) partition was fire and hose stream tested at Ohio State University in accordance with ASTM Designation E-119 and failed at 1 hour and 59 minutes by limiting temperature rise at one point. It is rated 1½ hour fire resistive.

The 2" thick Solid Sheetrock (2 hour) partition was fire and hose stream tested at Ohio State University in accordance with E-119 and failed at 2 hour and 2 minutes by limiting temperature rise at one point. It is rated 2 hour fire resistive.

The double solid core wall or pipe shaft was fire and hose stream tested at Ohio State University in accordance with ASTM Designation E-119 and failed at 2 hours and 11 minutes by emission of gas at one point.

A partition consisting of 1" gypsum core with 5/8" gypsum boards adhesively applied to each side was tested at the Riverbank Acoustical Laboratories and was rated 36 decibel average loss over the 11 frequency points.

The double solid core wall or pipe shaft was similarly tested and rated 46 decibels with the minimum 1" air space.

The details of construction and copies of all test reports are on file with, and are part of the record.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted October 13, 1948 under Calendar Number 898-47-SM be reopened and amended so as to include approval of USG 2" thick Solid Sheetrock 1½ hour partition and USG 2" thick Solid Sheetrock 2 hour partition and USG Double Solid Core Wall or Pipe Shaft 2 hour partition for 1½, and 2 hours incombustible fire resistive rating in the order given, providing each is assembled in the manner and of the materials described for each assembly tested, and that the approved USG metal accessories, adhesives incidental to the assembly be used, including Metal Base. Recessed Metal Base, DWB Flush base and trim, floor and ceiling runners and USG Core Spacer Slip.

The Committee on Test further recommends that these incombustible non-load-bearing partitions may be used in all classes of construction in accordance with their respective fire resistive ratings.

The Committee on Test further recommends that all plans requiring the use of these partitions shall be partition construction "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 898-47-SM." The Committee on Test further recommends that if wood runners are used pursuant to the Administrative Building Code, the wood shall be fireproof wood.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved* that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 59-49-SA

**APPLICANT**—Watts Regulator Company, owner—amendment of resolution, additional vacuum breaker.

### APPEARANCES—

For Applicant: Robert W. Armbruster.

**ACTION OF BOARD**—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads: 59-49-SA—Amendment as to an additional model of Vacuum Breaker.

Watts Regulator Company, requested by letter on March 2, 1960 that the resolution adopted on May 10, 1949 and amended November 23, 1954 under Calendar Number 59-49-SA be reopened and amended so as to include the vacuum breaker Watts Model #288.

**DESCRIPTION:** The vacuum breaker Watts Model #288 is identical in all respects to the Model #188, approved May 10, 1949 under Calendar Number 59-49-SA, with the exception of modification providing a disc holder and disc which makes it a more acceptable device for systems having a very low flow demand.

**INSPECTION AND TEST:** All details of construction were examined by Ass't. Architect T. W. Farricker. Tests were conducted at the Department of Water Supply, Gas and Electricity on the test bench at 356 Flushing Ave., Brooklyn, New York, in ¼", ⅜" and ½" sizes. The Watts Model #288 was subjected to a vacuum test equivalent to 28" Hg with sustained vacuum at 28", 22", 15", 7½" and 4½" with no back siphonage.

The second test with chip in vacuum breaker and the same sustained vacuum showed no back siphonage.

The report is on file with and is part of the record.

The Watts Model #288 currently is available in sizes ¼", ⅜" and ½". The ¼" and ⅜" are identical except for the connection sizes.

**RECOMMENDATION:** The Committee on Test recommends that the resolution adopted on May 10, 1949, amended November 23, 1954 under Calendar Number 59-49-SA be reopened and amended so as to include the vacuum breaker Watts Model #288, on condition that the resolution adopted on May 10, 1949 and amended November 23, 1954 under Calendar Number 59-49-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 556-50-SM

**APPLICANT**—United States Gypsum Co., owner—amendment of resolution, additional fire resistive rating.

### APPEARANCES—

For Applicant: William W. Bainbridge.

**ACTION OF BOARD**—Resolution amended in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

556-50-SM—Amendment as to additional method of construction of fire proof partition.

The United States Gypsum Company, by letter, requested that the resolution adopted under Calendar Number 556-50-SM by the Board on October 9, 1951, for incombustible Trussteel Stud Partitions and subsequently amended at var-



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ious times, be reopened for approval of additional methods of construction.

It was reopened by vote of the Board on January 20, 1959.

USE: Trussteel Studs are hollow metal studs used as a base to which is attached incombustible materials to make an incombustible fire rated partition for use in all classes of construction.

DESCRIPTION: A. A partition of USG Trussteel Studs with Resilient Clips #400 attached to the chords of the Trusses on each side. Pencil rods are inserted in the #400 Clips, 3.4 pounds per square yard, metal lath is wire tied to the pencil rods. Sanded plaster, which includes the finish coat, to a total thickness of  $\frac{5}{8}$ " from the face of the lath is applied to each side of the partition. Plaster to be applied in accordance with C26-464.

This partition is rated 1-hour.

B. A partition of USG Trussteel studs, #400 Resilient Clips each side, and pencil rods each side is constructed; to the pencil rods is attached by Truslok Clips, previously approved,  $\frac{3}{8}$ " thick Rocklath Gypsum plaster base. Over this plaster base on each side is applied sanded gypsum plaster, including the finish coat, to a total thickness of  $\frac{1}{2}$ " from the face of the lath.

This partition is rated  $1\frac{1}{2}$  hour.

C. A partition of USG Trussteel Studs has  $\frac{3}{8}$ " thick USG Rocklath Plaster Base, or  $\frac{3}{8}$ " thick USG Baxbord attached to it with USG Truslok clips previously approved. To this gypsum board surface is applied by adhesive to each outside face a single layer of USG  $\frac{1}{2}$ " thick Firecode Sheetrock or Firecode Sheetrock Type X.

This partition is rated 1-hour.

INSPECTION AND TEST: A fire and hose stream test in accordance with ASTM Designation E119 was conducted at Ohio State University on each of the above three types of assemblies.

Partition A, consisting of Trussteel Studs, Resilient Clips #400, Pencil Rods, Metal Lath and sanded plaster and finish coat to a total thickness of  $\frac{5}{8}$ " from the face of the lath, successfully passed the 1-hour Fire and Hose Stream Test.

The Test is reported in Report T-1263 and is in the record.

Partition B, consisting of Trussteel Studs, Resilient Clips #400, Pencil Rods, and  $\frac{3}{8}$ " of Rocklath Plaster Base with sanded plaster and finish coat to a total thickness of  $\frac{1}{2}$ " from the face of the lath, successfully passed the  $1\frac{1}{2}$  hour Fire and Hose Stream Test.

The Test is reported in Report T-1262 and is in the record.

Partition C, consisting of Trussteel Studs,  $\frac{3}{8}$ " of Gypsum Board clipped to each side, with an additional layer of  $\frac{1}{2}$ " Firecode Sheetrock or Firecode Type Gypsum Board Type X adhesively applied, successfully passed the 1 hour Fire and Hose Stream Test.

The test is reported in Report T-947 and is in the record.

RECOMMENDATION: Based on the data submitted and the tests conducted, the Committee on Test recommends that a Trussteel Stud Partition as described under Partition A, consisting of Trussteel Studs, #400 Resilient Clips, Pencil Rods, Metal Lath, and sanded plaster, including finish coat, to a total thickness of  $\frac{5}{8}$ " from the face of the lath be approved as a 1-hour incombustible partition.

The Committee on Test further recommends that a Trussteel Stud Partition as described under Partition B, consisting of Trussteel Studs, #400 Resilient Clips, Pencil Rods, and  $\frac{3}{8}$ " USG Rocklath, and sanded plaster, including finish coat, to a total thickness of  $\frac{1}{2}$ " from the face of the lath be approved as a  $1\frac{1}{2}$  hour incombustible partition.

The Committee on Test further recommends that a Trussteel Stud Partition as described under Partition C, consisting of Trussteel Studs to which is clipped  $\frac{3}{8}$ " Rocklath plaster base of  $\frac{3}{8}$ " Baxbord Gypsum Board and to each partition face is adhesively applied  $\frac{1}{2}$ " Firecode Sheetrock or  $\frac{1}{2}$ " Firecode Sheetrock Type X be approved as a 1 hour incombustible partition.

The Committee on Test further recommends that these incombustible partitions may be used in all classes of con-

struction providing the provisions of the previous resolutions under Calendar Number 556-50-SM are complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,

JOHN A. DARTS,  
Asst. Engr.,

GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

Resolved, that the Board of Standards and Appeals does hereby amend the above cited resolution in accordance with the above report.

## 464-52-SA

APPLICANT—Melchior, Armstrong, Dessau Company of Delaware Inc., owner—oxygen tent.

## APPEARANCES—

For Applicant: W. J. Clement.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

## THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

464-52-SA—Melchoir, Armstrong, Dessau Co. of Delaware Inc., Ridgefield, New Jersey, filed for approval of the Melco Oxygen Tent, Models 262, 262F and 360 under the provisions of Article 18, Chapter 19 and Section C26-191.0 Administrative Code.

USE: Portable units designed to supply cooled air and oxygen to a tent or canopy.

DESCRIPTION: These units are made up with a small standard type refrigerating system properly arranged to cool the atmosphere of an oxygen tent.

The exterior cabinet is of .05" aluminum sheet mounted on a 20 ga. steel base. The complete unit is carried on 4 rubber tired casters. An instrument panel on the cabinet provides for an electric switch to operate the unit, a temperature control and a temperature indicator.

The refrigerating system consists of a sealed compressor, air-cooled condenser, capillary refrigerant control and a finned copper cooling coil. The refrigerant charge is 20 oz. of F-12. The Models 262 and 262F employ a  $\frac{1}{4}$  hp. compressor motor; the Model 360, a  $\frac{1}{3}$  hp. compressor motor.

The 262 and 360 models are designed for cycling operation and go on and off automatically as required to maintain the desired temperature.

The Model 262F operates continuously and maintains desired temperature by use of a solenoid by-pass valve in the refrigerant line which serves to bypass the refrigerant from the capillary tube when temperature reaches the low setting of the temperature control on the instrument panel.

The air and oxygen circulating system on all models consists of a sealed aluminum compartment in which is installed the evaporator coil and an aluminum blower fan. Provision is made for draining of condensate from the evaporator coil to a suitable pan through an "S" shaped trap in the condensate tubing. The evaporator compartment is insulated with a non-combustible material. A fibreglas filter is installed at the air intake.

When in use, oxygen is supplied through a pressure regulating and metering arrangement from a standard I.C.C. cylinder or from an oxygen piping system.

INSPECTION AND TEST: The data submitted was examined by Ass't. Engr. G. F. Sklenarik.

These units are provided with a three wire electrical cord and have been tested and approved by the Underwriters' Laboratories, File SA 1620.

RECOMMENDATION: The Committee on Test recommends the approval of the Melco Oxygen Tent Unit, Models 262, 262F and 360, for voluntary use in New York City under the provisions of Section C26-191.0 and Article 18,



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Chapter 19, Administrative Code and the requirements of the Fire Commissioner provided that each appliance shall bear a label, permanently affixed, "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 464-52-SA" and shall bear a sign reading "No Smoking."

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 317-55-SA—Vol. II

APPLICANT—Almo Laboratories Co. Inc., owner—amendment of resolution, rinse injector.

### APPEARANCES—

For Applicant: Otto W. Jaeger, Jr.

ACTION OF BOARD—Resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

317-55-SA—Vol. II—Amendment to resolution as to an additional rinse injector.

Almo Laboratories Co., Inc., New York, requested by filing an application dated April 11, 1956 that the resolution adopted November 14, 1956 under Calendar Number 317-55-SA—Vol. I be amended so as to include an additional rinse injector. The application was reopened by a vote of the Board, January 22, 1957.

USE: Device to inject a wetting agent.

DESCRIPTION: The device consists of a plastic cylinder which holds the wetting agent, a metering valve, a filter and a co-axial feed line  $\frac{1}{4}$ " diameter. In operation, the co-axial feed line brings water down through the outside  $\frac{1}{4}$ " tube and displaces active material which is forced back through the inside tube.

INSPECTION AND TEST: Details of construction were examined by Ass't. Engr. J. A. Darts and it was noted that the installation was equipped with an approved vacuum breaker and check valve.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted November 14, 1956 under Calendar Number 317-55-SA—Vol. I, be amended so as to include the additional model injector known as R-3 Injector Unit, on condition that the requirements of the resolution adopted November 14, 1956 under Calendar Number 317-55-SA—Vol. I, be complied with and that when installed an approved vacuum breaker and check valve be installed in accordance with the requirements of the Submerged Inlet Rules of the Board and further the Committee on Test recommends that injector may also be marketed by the "J" Chemical Works under the trade name of "J" Rinse-All Model 3 Rinse Injector.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 873-56-SA

APPLICANT—Maytag Co., owner—additional model clothes washing machinery.

### APPEARANCES—

For Applicant: Henry J. Connors.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

873-56-SA—Amendment to resolution as to additional models of automatic clothes washer.

Maytag Company, Newton, Iowa, requested that the resolution adopted October 27, 1959 under Calendar Number 873-56-SA be reopened and amended so as to include additional models of automatic clothes washing machines.

USE: Nine pound capacity automatic washing machines.

DESCRIPTION: The requested models are basically the same as the models previously approved. The basic difference being in cabinet styling. The same air gap is maintained in the new models.

INSPECTION AND TEST: Details of construction of the air gap were examined by Ass't. Engr. J. A. Darts and it was noted that a minimum of 1" was maintained.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted October 27, 1959 under Calendar Number 873-56-SA be reopened and amended so as to include the Models 126, 126S, 160 and 160S Automatic Washing Machines, 9 lbs. capacity, on condition that the requirements of the resolution adopted October 27, 1959 under Calendar Number 873-56-SA be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 775-57-SM

APPLICANT—Norton-McMurray Mfg. Company, owner—additional use compression couplings.

### APPEARANCES—

For Applicant: Shelby S. Walker.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

775-57-SM—Norton-McMurray Mfg. Co., Chicago, Illinois, requested by letter that the resolution adopted March 29, 1960 under Calendar Number 775-57-SM be reopened and amended so as to include an additional use for the Normac Type 100 Compression Coupling under Section C26-1327.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 29, 1960 under Calendar Number 775-57-SM be amended so as to include the added use of the Normac Type 100 Compression Coupling on gas piping from the gas service stopcock or valve to and including the gas meter outlet in accordance



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with the provisions of Section C26-1327.0 Administrative Building Code, on condition that the requirements of the resolution adopted March 29, 1960 under Calendar Number 775-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 776-57-SM

APPLICANT—Norton-McMurray Mfg. Company, owner—additional use compression couplings.

### APPEARANCES—

For Applicant: Shelby S. Walker.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
776-57-SM—Norton-McMurray Mfg. Co., Chicago, Illinois, requested by letter that the resolution adopted March 29, 1960 under Calendar Number 776-57-SM be reopened and amended so as to include an additional use for the Normac Type 100 Compression Tees under Section C26-1327.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 29, 1960 under Calendar Number 776-57-SM be amended so as to include the added use of the Normac Type 100 Compression Tees on gas piping from the gas service stopcock or valve to and including the gas meter outlet in accordance with the provisions of Section C26-1327.0 Administrative Building Code, on condition that the requirements of the resolution adopted March 29, 1960 under Calendar Number 776-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Assistant Engineer,  
GEORGE F. SKLENARIK,  
Assistant Engineer,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 777-57-SM

APPLICANT—Norton-McMurray Mfg. Company, owner—additional use compression couplings.

### APPEARANCES—

For Applicant: Shelby S. Walker.

ACTION OF BOARD—Application reopened and resolution amended in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
777-57-SM—Norton-McMurray Mfg. Co., Chicago, Illinois, requested by letter that the resolution adopted March 29, 1960 under Calendar Number 777-57-SM be reopened and

amended so as to include an additional use for the Normac Type 100 Compression Ells under Section C26-1327.0 Administrative Building Code.

RECOMMENDATION: The Committee on Test recommends that the resolution adopted March 29, 1960 under Calendar Number 777-57-SM be amended so as to include the added use of the Normac Type 100 Compression Ells on gas piping from the gas service stopcock or valve to and including the gas meter outlet in accordance with the provisions of Section C26-1327.0 Administrative Building Code, on condition that the requirements of the resolution adopted March 29, 1960 under Calendar Number 777-57-SM be complied with.

(Sgd.) WILLIAM A. NOLAN,  
Director,  
JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the above cited resolution in accordance with the above report.

## 153-59-SA

APPLICANT—Philco Corp., owner—gas-fired clothes dryer.

### APPEARANCES—

For Applicant: Jules Alexandre.

ACTION OF BOARD—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:  
153-59-SA—Philco Corporation filed for approval of the Philco-Bendix Commercial Clothes Dryer (Gas-Fired), Models DC-9950 and DC-9951 under the provisions of Article 12, Chapter 26, Administrative Building Code.

USE: Commercial gas fired clothes dryer—rated at 50 lbs. dry load.

DESCRIPTION: The Model DC-9950 is the standard model and is equipped with a manual re-light pilot. The Model DC-9951 is a custom made model and is equipped with an electric ignition pilot.

Both machines are designed for a 50 lb. dry weight load capacity and are rated at 130,000 Btu per hour.

The appliance is equipped with two main burners of the universal type and these burners are located at the top of the appliance.

The cabinet is made of 18 gauge sheet steel and the drum is of 20 gauge steel.

The door actuates a lever operated safety switch which shuts off the entire dryer, except an interior light and the timer, when the door is opened; when the door is closed, the dryer resumes its cycle of operation.

The controls used on the equipment are as follows:

| Model<br>DC-9950 | Model<br>DC-9951 | Control                   |
|------------------|------------------|---------------------------|
| 1                | 1                | Solenoid Valve            |
| 1                |                  | Automatic Pilot           |
|                  | 1                | Recycling Automatic Pilot |
| 1                | 1                | Pilot Burner              |
|                  | 1                | Igniter                   |
| 2                | 2                | Main Burners              |
|                  | 1                | Pilot Solenoid            |
|                  | 1                | Warp Switch Transformer   |

All controls have been approved by either the A.G.A. or Underwriters' Laboratory.

INSPECTION AND TEST: Details of construction were



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examined by Ass't. Engr. J. A. Darts at 6211 35th Avenue, Woodside, New York.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Philco-Bendix Commercial Clothes Dryer (Gas-Fired), Models DC-9950 and DC-9951, having a dry capacity of 50 lbs. for use in New York City when installed and vented in accordance with the requirements of Article 12, Chapter 26, Administrative Building Code, on condition that the appliance bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 153-59-SA."

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 81-60-SA

**APPLICANT**—Shepard Elevator Company, owner; Curtis Elevator Company, agent.

### APPEARANCES—

For Applicant: Robert E. McCormick.

**ACTION OF BOARD**—Appliance approved in accordance with the report and recommendation of Committee on Test.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative ..... 0

### THE RESOLUTION—

WHEREAS, the report of a Committee on Test reads:

81-60-SA—Shepard Elevator Co., Cincinnati, Ohio, filed for approval of the Shepard Oil Buffer, Models 61297-25, 61297-16 and 61297-9 under the provisions of Sections C26-944.0, C26-1186 to C26-1191.0 Administrative Building Code.

**USE:** An oil buffer for elevators.

**DESCRIPTION:** The Model 61297 oil buffers are heavy duty type for use with elevators having speeds in excess of 200 feet per minute. The Model 61297-25 is intended for use with maximum governor tripping speeds of 690 feet per minute, the Model 61297-16 for maximum governor tripping speeds of 417 feet per minute and the Model 61297-9 for maximum governor tripping speeds of 402 feet per minute.

The buffer consists of an 8 inch by 1/4 inch wall seamless steel tubing outside casing, a cast iron piston, a 4 1/2" by 1/4" wall seamless steel tubing piston tube, a cast iron plunger cap, a rubber bumper block, cast iron buffer top, 5/8" diameter cold rolled steel piston stop, guide tube of 1/4" wall seamless steel tubing, a steel base, an internal spring which returns the piston to its normal position and a switch operated by the piston which renders the elevator inoperative unless the piston is in its normally extended position.

**INSPECTION AND TEST:** The buffer was tested by the United States Department of Commerce National Bureau of Standards as a buffer having the following ratings:

|                                        |                    |
|----------------------------------------|--------------------|
| Minimum weight of car or counterweight | 2500 lbs.          |
| Maximum weight of car or counterweight | 8000 lbs.          |
| Maximum governor tripping speed        | 690 ft. per minute |

and the tests indicate that the buffer complies with the requirements of the tests as required under Section C26-1186 through C26-1191.0 Administrative Building Code. The complete report is on file with and is part of the record.

**RECOMMENDATION:** The Committee on Test recommends the approval of the Shepard Oil Buffer, Models 61297-25, 61297-16 and 61297-9 when installed and operated in accordance with the pertinent sections of the Administra-

tive Building Code and further, the buffer shall bear a label, permanently affixed, reading "Approved by the Board of Standards and Appeals for use in New York City under Calendar Number 81-60-SA.

(Sgd.) WILLIAM A. NOLAN,  
Director.

JOHN A. DARTS,  
Asst. Engr.,  
GEORGE F. SKLENARIK,  
Asst. Engr.,  
Committee on Test.

*Resolved*, that the Board of Standards and Appeals does hereby *approve* this appliance in accordance with the above report.

## 785-45-SA

**APPLICANT**—Faraday Electric Corp., owner.

**SUBJECT**—Faraday Single Stroke AC and DC Bells, Nos. 2005 and 2010 and Faraday AC Vibrating Trouble Bells, Nos. 2000-4, approval of.

### APPEARANCES—

For Applicant: None.

**ACTION OF BOARD**—Application withdrawn at the request of the applicant.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 171-60-SM

**APPLICANT**—Alpha Plastics Inc., owner—plastic waste line pipe.

### APPEARANCES—

For Applicant: James P. Kelleher.

**ACTION OF BOARD**—Laid over for further study; date for decision to be set.

## 32-48-A—Vol. III

**APPLICANT**—Arthur A. Schiller for Board of Higher Education, City of New York, owner.

**SUBJECT**—Application reopened March 8, 1960 as Volume III—appeal from a decision of the Borough Superintendent, re Frame building, public use.

**PREMISES AFFECTED**—65-76 Kissena Boulevard, Queens College Campus, Block 6517, Lot 1, Flushing, Queens.

### APPEARANCES—

For Applicant: George Berger and Howard A. Knag.

**ACTION OF BOARD**—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 25, 1960 on N.B. Applic. 7014-47, reads:

"1—The proposed extension of variance for a frame bldg. to be used as a school is contrary to 4.2.1 of the bldg. code and to the resolution of the Board under Cal. #32-48-A, Vol. II.

and

WHEREAS, the decision of the Borough Superintendent, dated January 28, 1960 on N.B. Applic. 7016-47, reads:

"1—The proposed extension of variance for a frame bldg. and change use from a gymnasium, showers, and locker rooms to be used by Art Dept. for instructional purposes is contrary to 4.2.1 of the bldg. code and to the resolution of the Board under Cal. #32-48-A."

and

WHEREAS, the applicant states that the "E Annex" building is 61 feet 2 inches by 78 feet 2 inches and "Q" building is 88 feet by 143 feet 8 inches in area, 1 story, "E annex" is 11 feet 6 inches high and "Q" is 28 feet 6 inches high,



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both of class 4 construction, located in residence use, D area, class 1 height, built in 1948, now used and occupied since 1948: E-Annex building—1st floor, 200 persons (temporary use); Q-Building basement—shower and locker rooms, 200 persons; 1st floor—gymnasium for College use, 400 persons (temporary use); that Q-Building is occupied substantially in accordance with Certificate of Occupancy Q100433 issued January 7, 1955 against N.B. Applic. 7016-47; that the proposed use and occupancy will be: Basement—studios and shop for instructional use, 200 persons; 1st floor—studios for Art Instruction and Offices, 200 persons (temporary use); that the proposed use and occupancy of "E-Annex" will be the same; and

WHEREAS, the applicant states that Q Building was erected to be used as a gymnasium, but with the completion of the new Health and Physical Education Building on the campus, it is not needed for this purpose; that due to crowded conditions in the building shared by the Art and Biology departments, it is intended under this application to convert "Q" Building spaces to studios and shops for instructional purposes by the Art Department with no change in building volume and a decrease in occupancy as shown on the drawings filed herewith; that there is no change in "E-Annex" which is used by the History Department for which no other space is as yet available; that the request is for a continuance of the variance; that despite the attempt by Queens College to catch up with its building program and terminate the use of wooden structures, the increasing enrollment makes it necessary to continue these occupancies until the academic construction projects are carried out over the years; that the total enrollment in the Fall of 1955 for Queens College in all classifications was 8,547, for 1959 it was 11,169; that this growth shows every prospect of continuing; and

WHEREAS, the premises was inspected by a committee of the Board, which recommended granting on certain conditions.

*Resolved*, that the decision of the Borough Superintendent, dated January 25 and January 28, 1960, acting on N.B. Applic. 7014/47 and 7016/47, respectively, Objection No. 1, be and they hereby are *modified* and that the appeal be and it hereby is *granted on condition* that the work shall conform with drawings filed herewith dated June 16, 1960, 2 sheets, as to Building Q for an additional term of five years; that all new partitions shall be of incombustible material with metal studs and gypsum board covering; and that Building E shall remain as originally approved under Vol. II of this calendared appeal. for an additional term of five years from the date of this resolution, *on condition* that the existing sprinkler system shall be maintained; and that a certificate of occupancy shall be obtained.

## 17-59-A

APPLICANT—Joshua Brown for Staten Island Oil Company, Inc., owner.

SUBJECT—Application reopened June 7, 1960 and restored to docket—filed pursuant to Section 35, General City Law re premises in bed of a mapped street—Proposed widening of Amboy Road.

PREMISES AFFECTED—5270 Amboy Road, southeast corner of Arbutus Avenue, Block 6523, Lot 80, Huguenot, Borough of Richmond.

### APPEARANCES—

For Applicant: Joshua Brown.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 5, 1959 on N.B. Applic. 80/58, reads:

"3. The proposed curb cut located in the bed of a mapped street is contrary to General City Law."

and

WHEREAS, the case was heard on February 17, 1959, laid over, date to be set for inspection and decision, hearing closed; and

WHEREAS, the inspection was made, the case was set for June 21, 1960 for decision; and

WHEREAS, the applicant states that the premises consist of a lot 105 feet by 179 feet in area, located in residence use, E area, class 1 height district, upon which there exists a gasoline service station; that it is proposed to reduce the lot to 105 feet by 100 feet in area, to demolish all existing buildings and to build a new gasoline service station; that the proposed work and uses are more fully described in Calendar Number 169-49-BZ, Volume II; and

WHEREAS, the proposed curb cuts along Amboy Road encroach upon the proposed widening of Amboy Road; and

WHEREAS, no buildings will be erected within the mapped street; that when improvements are made, the curb cut locations will be determined and no claim will be made for damages; and

WHEREAS, the premises were inspected by a committee of the Board, in connection with Cal. No. 169-49-BZ, Vol. II, which recommended that the appeal be granted under certain conditions.

*Resolved*, that the decision of the Borough Superintendent, acting on N.B. Applic. 80/58, Objection No. 3 be and it hereby is *modified* under the powers vested in the Board by Section 35 of the General City Law, and that the appeal be and it hereby is *granted, on condition* that all requirements of Cal. No. 169-49-BZ, Vol. II shall be complied with; and that a Certificate of Occupancy shall be obtained.

## 420-59-A—Vol. II

APPLICANT—A. L. Seiden for Bertha Best, owner.

SUBJECT—Application reopened March 8, 1960—Appeal from a decision of the Borough Superintendent, re second means of egress.

PREMISES AFFECTED—41-43 Division Street, south-side, 132 feet, 2½ inches west of Market Street, Block 281, Lots 43 and 44, Borough of Manhattan.

### APPEARANCES—

For Applicant: A. L. Seiden.

ACTION OF BOARD—Appeal granted on condition.

### THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

### THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 2, 1960 on Alt. Applic. 1942-58, reads:

"6. Secondary means of egress fails to comply with #271, Labor Law.

(Labor Law Fire Escape not acceptable on 7 sty. bldg.)"

and

WHEREAS, the applicant states that the building is 50 feet 3½ inches by 53 feet and 59 feet 9½ inches in area, 7 stories, 80 feet high, of class 3 construction, located in business use, B area, class 1½ height district, built in 1894, now used and occupied since 1894: cellar—boiler room, storage and factory for wedding gown store, 4 persons; 1st floor—army navy store and wedding gown store, 6 persons; mezzanine—offices and stock, 4 persons; 2nd floor—factory (change purses), 12 persons; 3rd floor—factory (sportswear), 30 persons; 4th floor—factory (sportswear) 20 persons; 5th floor—factory (dresses), 10 persons; 6th floor—factory (dresses), 10 persons; 7th floor—factory, (sportswear) 20 persons; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that this 7 story building consists of two wings with a brick fire wall in between and horizontal openings connecting same; that the primary stair is fire retarded from street to roof, fire stopped between floor beams, vestibuled on every floor with fireproof self-closing doors swinging in direction of exits provided with exit lights



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and signs; that under Alt. Applic. 27-21 in compliance with identical exit violations, the present front labor law fire escape was installed with fireproof wire glass windows opening on same, exit lights and signs, also counterbalance stair leading directly to street; that said Fire Department exit violation was thereupon dismissed; that it is now proposed to install an approved 100% sprinkler system throughout the entire premises; that relief is requested on the grounds that an additional interior stair would not only create extreme hardship for the owner; and

WHEREAS, the premises were inspected by a committee of the Board, which recommended that the appeal be granted under certain conditions.

Resolved, that the decision of the Borough Superintendent, dated February 2, 1960, facing on Alt. Applic. 1942-58, Objection No. 6, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that all exit doors shall be made operable and self-closing; that handrails shall be provided at the interior steps to the fire escape; that a sprinkler system shall be installed throughout; that the windows at the fire escape shall be made fireproof and self-closing; that the building shall conform to drawings filed herewith dated February 19, 1960, 9 sheets, except as modified in this resolution; that no woodworking machinery or equipment shall be maintained within the building; that all laws, rules and regulations applicable shall be complied with and a certificate of occupancy obtained.

## 815-59-A

APPLICANT—Leonard F. Rothkrug, for Corona Bowling Academy Incorporated, owner; Corona Lanes, lessee.

SUBJECT—Application November 24, 1959—Appeal from a decision of the Borough Superintendent—re Marquee.

PREMISES AFFECTED—37-80 Junction Boulevard, west side, 88 feet 8½ inches north of Roosevelt Avenue, Block 1484, Lot 44, Corona, Borough of Queens.

APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated November 9, 1959 on Alt. Applic. 200-56, reads:

"1. Existing marquee not permitted for new use as per Sec. 2.4.1.4.8.g.6.(B.C.)."

and

WHEREAS, the applicant states that the building is 40 feet by 196 feet 7¾ inches irregular in area, 2 stories, 40 feet high, of class 1 construction, located in retail and residence use, C area, class 1¼ height district, built in 1927, now used and occupied since 1959: cellar—storage; 1st floor—bowling alley and restaurant, 100 persons for bowling alley and 74 persons for the restaurant; 2nd floor—bowling alleys, 100 persons; substantially in accordance with Temporary Certificate of Occupancy No. 131010 issued Septemebr 24, 1959 against Alt. Applic. 200-56; that the proposed use and occupancy will not change; that the applicant wishes to legalize the existing marquee; and

WHEREAS, the applicant states that the marquee which was erected under the original resolution of the Board in conjunction with the theatre occupancy is proposed to be repaired and maintained; that the marquee was a legal projection when it was constructed; that it would be permitted to be maintained if the theatre use was continued; that the modern bowling alley use as represented by the converted building is a building essentially of a public nature similar to a sports arena, catering hall, etc; that it would be a hardship for the owner to demolish the marquee; that the marquee provides protection from rain and snow to the public using the premises.

Resolved, that the decision of the Borough Superintendent, dated November 9, 1959, acting on Alt. Applic. 200-56, Ob-

jection No. 1 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated April 22, 1960, 1 sheet, May 11, 1960, 2 sheets and November 24, 1959, 1 sheet; and that all laws, rules and regulations applicable shall be complied with and a Certificate of Occupancy shall be obtained.

## 24-60-A

APPLICANT—Gabriel Nathan for Bernard Stern, owner. SUBJECT—Application January 12, 1960—Appeal from a decision of the Borough Superintendent—re—frame building, factory use.

PREMISES AFFECTED—124-30 Rockaway Boulevard, south side, 20.43 feet west of 125th Street, Block 11746, Lot 47, South Ozone Park, Borough of Queens.

APPEARANCES—

For Applicant: Gabriel Nathan.

ACTION OF BOARD—Appeal denied.

THE VOTE TO GRANT—

Affirmative: ..... 0  
Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated January 4, 1960 on Alt. Applic. 1885-59, reads:

"1. The proposed factory use in a frame bldg. is contrary to Sec. 270 Labor Law and 4.1.3 Bldg. Code."

and

WHEREAS, the applicant states that the building is 20 feet by 67 feet in area, 2 stories, 20 feet high, of class 4 construction, located in business use, D area, class 1 height district, built in 1925, now used and occupied since 1940: Cellar—ordinary; 1st floor—store (legal), factory (existing), 26 persons; 2nd floor—dwelling, 2 families; that Certificate of Occupancy No. 23636 was issued December 21, 1925 against N.B. Applic. 12691-25; that it is proposed to legalize the present occupancy; and

WHEREAS, the applicant states that it is proposed to construct a one story rear extension of masonry and obtain approval for the use of the store as a factory; that all the provisions of the Labor Law and the Building Code will be complied with, except that the building is of frame construction; that a second means of egress at the rear will be provided to 125th Street, through the adjoining property under the same ownership; that the owner will execute a permanent easement for this exit passage; and

WHEREAS, the premises and surrounding area were inspected by a committee of the Board.

Resolved, that the decision of the Borough Superintendent, acting on Alt. Applic. 1885-59, Objection No. 1 be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 75-60-A

APPLICANT—Sidney M. Shelov for Selig S. Burrows, owner.

SUBJECT—Application February 5, 1960—Appeal from a decision of the Borough Superintendent—re Class 3 building height, stairway and live load.

PREMISES AFFECTED—4 West 56th Street, south side, 125 feet west of Fifth Avenue, Block 1271, Lot 43, Borough of Manhattan.

APPEARANCES—

For Applicant: M. W. Del Gaudio.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent,



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dated January 20, 1960 on Alt. Applic. 1650-58, reads:

"1—Provide 2 hr. enclosure of stairway as per 6.4.1.8.1 (b) B.C.

2—Class III Bldg. exceeds tabular height limits for Commercial Bldg. 4.2.1. B.C.

3—Showroom use requires 75# Live Load as per 7.3.2. B.C."

and

WHEREAS, the applicant states that the building is 25 feet by 75 feet in area, 5 stories and mezzanine, 69 feet high, of class 3 construction, located in restricted retail use, B area, class 1½ height district, built in 1871, now used and occupied since 1938: cellar—storage and boiler room; 1st floor—store and storage, Mezzanine—store; 2nd floor—store and storage; 3rd floor—showroom, office and storage, 4th floor—showroom, office and ½ apartment; 5th floor—showroom, office and ½ apartment; that contrary to Certificate of Occupancy #15474 issued July 1, 1929 against Alt. Applic. 738-29: Cellar—storage, 1st story—Store, 120 lbs. live load; mezzanine—store, 120 lbs. live load; 2nd to 5th stories dwelling, one family occupying 4 floors; and

WHEREAS, the applicant states that the premises are in a high class restricted retail district, and the building is substantial, and is desirable as a business building, with limited dwelling occupancy; that it is requested that we be permitted to have 2nd floor for offices and showrooms, the 3rd floor for offices, showroom and 4th and 5th floors with one family at rear of both floors, and showrooms and offices at front; that the occupancy of the 2nd, 3rd, 4th and 5th floors will each be by less than 10 persons, and only the rear of the 4th and 5th floors will be occupied after business hours; that it is also requested that the stair partition be approved as constructed with 2½ inch portland cement on metal lath and channels on 1st and 2nd floors and with Fire Code 60 both sides of former construction at 3rd, 4th and 5th floors; that a Multiple Dwelling type sprinkler will be provided in stairhalls, fed from house main and the existing wood stairs above 2nd floor will be replaced with steel and concrete or tile stairs; that the 3rd, 4th and 5th floors will be used primarily as offices, and not more than 30% of the floor area used for showroom purposes, where light materials will be displayed; that live loads be permitted at 60# per square foot, that it is proposed to sprinkler the entire 1st floor; that the present certificate of occupancy establishes 60# per square foot live load on upper floors; and

WHEREAS, the premises was inspected by a committee of the Board; and

WHEREAS, the committee on inspection found this building now occupied for business as proposed herein and the building in the course of alteration.

*Resolved*, that the decision of the Borough Superintendent, dated January 20, 1960, acting on Alt. Applic. 1650-58, Objections No. 1, 2 and 3 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated February 5, 1960, 11 sheets; that the building shall be sprinklered throughout with a one-source sprinkler system; that the occupancy of the mezzanine shall not exceed four persons; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution.

## 132-60-A

APPLICANT—Joseph M. Lonergan, for Heidelberg Realty Corporation, owner.

SUBJECT—Application February 18, 1960—Appeal from a decision of the Fire Commissioner re—elevator in readiness.

PREMISES AFFECTED—300-304 West 39th Street and 589-593 8th Avenue, southwest corner, Block 762, Lot 42, Borough of Manhattan.

APPEARANCES—

For Applicant: Joseph M. Lonergan.

For Administration: Lieut. John P. Manfredi, Fire Dept.

ACTION OF BOARD—Appeal denied.

## THE VOTE TO GRANT—

Affirmative: ..... 0

Negative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox, and Commisisoner Becker ..... 5

## THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner, dated February 4, 1960 reads:

"You request that self-service elevator installed in the above mentioned premises be accepted as compliance with Section C19-164.0, which requires that at least one elevator shall be kept in readiness for immediate use by the department during all hours of the night and day, including holidays and Sundays, and there shall be in attendance at all times a man competent to operate the elevator.

"In reply, you are advised that this section is mandatory and may not be modified by the Fire Commissioner."

and

WHEREAS, the applicant states that the building is 49 feet 5 inches by 99 feet 11¾ inches in area, 23 stories, 277 feet high, of class 1 construction, located in local retail use, B area, class 2 height district, built in 1927, now used and occupied since 1940: Cellar—storage and boiler, 5 persons; 1st floor—stores, 10 persons; mezzanine—offices and stores, 10 persons; 2nd to 23rd floors—factories, 60 persons each floor; penthouse—machine tank rooms; substantially in accordance with Certificate of Occupancy No. 13279 issued November 17, 1927 against N.B. Applic. 506-26; that the proposed use and occupancy will be the same; and

WHEREAS, the applicant states that the premises in question is equipped with five elevators; that two of these are freight elevators at the west end of building; that three at the east end of building of which two are self service (automatic) elevators; that the building is equipped with a stairway at the east end leading from a bulkhead on the roof to the street hall at grade; that at the west end it has a fire tower; that it is fully sprinklered and has an A.D.T. connection; that some of the lofts also have connection to the Holmes system; that there are two 6500 gallon gravity tanks on the roof, a 7500 gallon house tank and a 7500 gallon pressure tank, through which water is supplied for house use and for sprinklers; that it is contemplated to have these two self service elevators available at all times day and night, that Saturdays, Sundays and holidays with the electric current on; that when the building is closed these will be maintained at the grade or street floor; that access to each floor will be had through these elevators; that a sign will be placed at the front entrance of the building directing the Fire Department's attention to the presence of these elevators; that these two elevators will be available to use at all times.

*Resolved*, that the decision of the Fire Commissioner, dated February 4, 1960, be and it hereby is *affirmed* and that the application be and it hereby is *denied*.

## 174-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent—re frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—187 Beach 61st Street, west side, 106.0 feet (100.61 feet) south of Rockaway Beach Boulevard, Block 15904, Lot 25, Rockaway, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker .... 4

Negative: ..... 0

Not Voting: Commissioner Fox ..... 1



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## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 on N.B. Applic. 161-60 reads:

"1. The erection of the proposed frame two story and basement dwelling located in a business zone district which is within the fire limits is contrary to Section C-26-247.0 of the Administrative Code.

"2. The proposed use of 2" wood beam within the fire limits is contrary to Section C-26-325.0, sub-division 2 of the Administrative Code, which calls for beams at least three inches in thickness."

and

WHEREAS, the applicant states that the proposed building will be a semi-attached dwelling, 18 feet by 30 feet in area, 2 stories, 26.5 feet high, of class 4 construction, located in business use, D area, class 1 height district; that the proposed use and occupancy will be: basement—boiler, laundry and 1 car garage; 1st floor—1 family dwelling, 3 rooms; 2nd floor—dwelling, 3 rooms; and

WHEREAS, the applicant states that this property is situated among many other frame structures of one or two family occupancy, stores and hotels; that this property is also located opposite the raised Independent Subway tracks, which creates an undesirable living condition; that to adhere to the Building Code, would create a hardship by increasing the sale price of this house far in excess to what the market could bring; that due to the proximity of the above mentioned buildings, the neighborhood does not warrant any more expensive building, and because of the size of this parcel a larger structure could not be accommodated; that this building is one of a total of ten, five of which lie within a residence use, D area district, that this building will be of frame construction with 2 inch by 4 inch studs for the exterior walls, the outside of which will be sheathed with plywood and asbestos siding; that the inside will be covered with 3/8 inch sheet rock and between the studs 2 inch rock wool insulation; that all structural members will be 2 inches thick.

Resolved, that the decision of the Borough Superintendent, dated February 26, 1960, acting on N.B. Applic. 161-60, Objections Nos. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated March 2, 1960, 7 sheets; that the entire cellar ceiling shall be fire retarded; that the walls enclosing the garage shall be of masonry; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 175-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—189 Beach 61st Street, west side, 82 feet (76.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 23, Rockaway Beach, Borough of Queens.

## APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker... 4

Negative: ..... 0

Not Voting: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 on N.B. Applic. 160-60, reads:

"1. The erection of the proposed frame two story and basement dwelling located in a business zone district which is within the fire limits is contrary to Section C-26-247.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Section C-26-325.0, sub-division 2 of the Administrative Code, which calls for beams at least three inches in thickness."

and

WHEREAS, the applicant states that the proposed building will be a semi-attached dwelling, 18 feet by 30 feet in area, 2 stories, 26.5 feet high, of class 4 construction, located in business use, D area, class 1 height district; that the proposed use and occupancy will be: basement—boiler, laundry and 1 car garage; 1st floor—1 family dwelling, 3 rooms; 2nd floor—dwelling, 3 rooms; and

WHEREAS, the applicant states that this property is situated amongst many other frame structures of one or two family occupancy, stores and hotels; that this property is also located opposite the raised Independent Subway tracks, which creates an undesirable living condition; that to adhere to the Building Code, would create a hardship by increasing the sale price of this house far in excess to what the market could bring; that due to the proximity of the above mentioned buildings, the neighborhood does not warrant any more expensive building, and because of the size of this parcel a larger structure could not be accommodated; that this building is one of a total of ten, five of which lie within a residence use, D area district; that this building will be of frame construction with 2 inch by 4 inch studs for the exterior walls, the outside of which will be sheathed with plywood and asbestos siding; that the inside will be covered with 3/8 inch sheet rock and between the studs 2 inch rock wool insulation; that all structural members will be 2 inches thick.

Resolved, that the decision of the Borough Superintendent, dated February 26, 1960, acting on N.B. Applic. 160-60, Objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated March 2, 1960, 7 sheets; that the entire cellar ceiling shall be fire retarded; that the walls enclosing the garage shall be of masonry; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 176-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—191 Beach 61st Street, west side, 58 feet (52.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 21, Rockaway Beach, Borough of Queens.

## APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,

Commissioner Sleeper and Commissioner Becker .... 4

Negative: ..... 0

Not Voting: Commissioner Fox ..... 1

## THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 on N.B. Applic. 159-60, reads:

"1. The erection of the proposed frame two story and basement dwelling located in a business zone district which is within the fire limits is contrary to Section C-26-247.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Section C-26-325.0 sub-division 2 of the Administrative Code, which calls for beams at least three inches in thickness."

and

WHEREAS, the applicant states that the proposed building will be a semi-attached dwelling, 18 feet by 30 feet in area,



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2 stories 26.5 feet high, of class 4 construction, located in business use, D area, class 1 height district; that the proposed use and occupancy will be: basement—boiler, laundry and 1 car garage; and

WHEREAS, the applicant states that this property is situated amongst many other frame structures of one or two family occupancy, stores and hotels; that the property is also located opposite the raised Independent Subway tracks, which created an undesirable living condition; that to adhere to the Building Code mentioned above, would create a hardship by increasing the sale price of this house far in excess to what the market could bring; that due to the proximity of the above mentioned buildings, the neighborhood does not warrant any more expensive building, and because of the size of this parcel a larger structure could not be accommodated; that this building is one of a total of ten, five of which lie within a residence use district, D area, that this building will be a frame construction with 2 inch by 4 inch studs for the exterior walls, the outside of which will be sheathed with plywood and asbestos siding; that the inside will be covered with  $\frac{3}{8}$  inch sheet rock and between the studs 2 inch rock wool insulation; that all structural members will be 2 inches thick.

Resolved, that the decision of the Borough Superintendent, dated February 26, 1960, acting on N.B. Applic. 159-60, Objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is granted *on condition* that the building shall conform with drawings filed with this appeal dated March 2, 1960, 7 sheets; that the entire cellar ceiling shall be fire retarded; that the walls enclosing the garage shall be of masonry; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 177-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent, re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—195 Beach 61st Street, west side, 34.0 feet (28.61 feet mapped) south of Rockaway Beach Boulevard, Block 15904, Lot 20, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commissioner Becker .... 4

Negative: ..... 0

Not Voting: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 on N.B. Application 158-60, reads:

"1. The erection of the proposed frame two story and basement dwelling located in a business zone district which is within the fire limits is contrary to Section C-26-247.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Section C-26.325.0, sub-division 2 of the Administrative Code, which calls for beams at least three inches in thickness."

and

WHEREAS, the applicant states that the proposed building will be a semi-attached dwelling, 18 feet by 30 feet in area, 2 stories, 26.5 feet high, of class 4 construction, located in business use, D area, class 1 height district; that the proposed use and occupancy will be: basement—boiler, laundry and 1 car garage; 1st floor—1 family dwelling, 3 rooms; 2nd floor—dwelling, 3 rooms; and

WHEREAS, the applicant states that this property is situated amongst many other frame structures of one or two family occupancy, stores and hotels; that this property is also located opposite the raised Independent Subway tracks,

which creates an undesirable living condition; that to adhere to the Building Code, would create a hardship by increasing the sale price of this house far in excess to what the market could bring; that due to the proximity of the above mentioned buildings, the neighborhood does not warrant any more expensive buildings, and because of the size of this parcel a larger structure could not be accommodated; that this building is one of a total of ten, five of which lie within a residence use, D area district, that this building will be of frame construction with 2 inch by 4 inch studs for the exterior walls, the outside of which will be sheathed with plywood and asbestos siding; that the inside will be covered with  $\frac{3}{8}$  inch sheet rock and between the studs 2 inch rock wool insulation, that all structural members will be 2 inches thick.

Resolved, that the decision of the Borough Superintendent, dated February 26, 1960, acting on N.B. Applic. 158-60, Objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is granted, *on condition* that the building shall conform with drawings filed with this appeal dated March 2, 1960, 7 sheets; that the entire cellar ceiling shall be fire retarded; that the walls enclosing the garage shall be of masonry; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 178-60-A

APPLICANT—William B. Lichtner for Marasel Homes, Incorporated, owner.

SUBJECT—Application March 2, 1960—Appeal from a decision of the Borough Superintendent re—frame construction, fire limits, use of wood beams.

PREMISES AFFECTED—197 Beach 61st Street, southwest corner of Rockaway Beach Boulevard, Block 15904, Lot 19, Rockaway Beach, Borough of Queens.

APPEARANCES—

For Applicant: William B. Lichtner.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper and Commisisoner Becker... 4

Negative: ..... 0

Not Voting: Commissioner Fox ..... 1

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated February 26, 1960 on N.B. Applic. 157-60, reads:

"1. The erection of the proposed frame two story and basement dwelling located in a business use zone district which is within the fire limits is contrary to Section C-26-247.0 of the Administrative Code.

2. The proposed use of 2" wood beams within the fire limits is contrary to Section C-26-325.0, sub-division 2 of the Administrative Code, which calls for beams at least three inches in thickness."

and

WHEREAS, the applicant states that the proposed building will be a semi-attached dwelling, 18 feet by 30 feet in area, 2 stories, 26.5 feet high, of class 4 construction, located in business use, D area, class 1 height district; that the proposed use and occupancy will be: basement—boiler room, laundry and 1 car garage; 1st floor—1 family dwelling, 3 rooms; 2nd floor—dwelling, 3 rooms; and

WHEREAS, the applicant states that this property is situated amongst many other frame structures of one or two family occupancy, stores and hotels; that this property is also located opposite the raised Independent Subway tracks, which creates an undesirable living condition; that to adhere to the Building Code, would create a hardship by increasing the sale price of this house far in excess to what the market could bring; that due to the proximity of the above mentioned buildings, the neighborhood does not warrant any more expensive building, and because of the size of this parcel a larger structure could not be accommodated; that this building is one of a total of ten, five of which lie within a residence use, D area district; that this building will be of



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frame construction with 2 inch by 4 inch studs for the exterior walls, the outside of which will be sheathed with plywood and asbestos siding; that the inside will be covered with  $\frac{3}{8}$  inch sheet rock and between the studs 2 inch rock wool insulation; that all structural members will be 2 inches thick.

*Resolved*, that the decision of the Borough Superintendent, dated February 26, 1960, acting on N. B. Application 157-60 Objections No. 1 and 2 be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the building shall conform with drawings filed with this appeal dated March 2, 1960, 7 sheets; that the entire cellar ceiling shall be fire retarded; that the walls enclosing the garage shall be of masonry; that all laws, rules and regulations applicable shall be complied with except as modified in this resolution; and that a Certificate of Occupancy shall be obtained.

## 251-60-A

APPLICANT—Albert B. Bauer for Department of Public Works, City of New York, owner.

SUBJECT—Application April 5, 1960—Appeal from a decision of the Fire Commissioner re—Interior fire alarm system.

PREMISES AFFECTED—Blocks bounded by New York Avenue, Winthrop Street, Albany Avenue and Clarkson Avenue, Block 4829, Lot 1, Borough of Brooklyn (Kings County Hospital Grounds.)

APPEARANCES—

For Applicant: S. H. Greenhill.

For Administration: Lieut. John P. Manfredi; Fire Dept.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Fire Commissioner dated March 7, 1960, reads:

"Rule 6.21—Where wires pass underground from one building to another, they shall be enclosed in conduits and shall be lead encased.

Rule 6.19—Conductors shall consist of not less than No. 14 B. & S. gauge having rubber insulation wall not less than three-sixty-fourths ( $\frac{3}{64}$ ) inch thick."

and

WHEREAS, the applicant states that the plot is 2040 feet by 542 feet in area, located in a residence use, C area, class 1½ height district, now used and occupied by a hospital; and

WHEREAS, the applicant states that this appeal is made to permit the use of rubber covered electric wires protected by neoprene moisture resisting shields and drawn through underground conduit within the grounds of the Kings County Hospital in the Borough of Brooklyn; that the demolition of the old Morgue Building necessitated the rerouting of the fire alarm loop feeder to Building "F"; that accordingly, the rerouting was made through 200 feet of an existing 2 inch underground conduit in order to avoid the extra expense and inconvenience of opening the street shown as Clarkin Lane on the accompanying sketch; that as it was impossible to pull the required number of wires in the existing 2 inch conduit if the wires were lead encased, rubber covered wires sheathed in moisture resisting neoprene jackets were specified in the contract for the work; that this type of wire insulation and protection is customarily used in the electrical construction for light and power underground installations as is permissive under Paragraph B-30-42.0(d) Electrical Code.

*Resolved*, that the decision of the Fire Commissioner, dated March 7, 1960, Rules 6.21 and 6.19, be and it hereby is *modified* and that the appeal be and it hereby is *granted, on condition* that the work shall conform with drawings filed with this appeal dated April 5, 1960, 1 sheet; that the work shall comply in all respects with the Electrical Code; and

that all laws, rules and regulations applicable shall be complied with except as modified in this resolution.

## 272-60-A

APPLICANT—S. Walter Katz for Rupeg Realty Corporation, owner.

SUBJECT—Application April 6, 1960—filed pursuant to Section 310 of the Multiple Dwelling Law for variation of Sections 211, 231, Subdivisions 1 and 2, of Multiple Dwelling Law—re height and means of egress.

PREMISES AFFECTED—204-210 53rd Street, south side, 80 feet east of 3rd Avenue, Block 1326, Lots 44 and 145, Borough of Manhattan.

APPEARANCES—

For Applicant: Peter S. Gluck.

ACTION OF BOARD—Appeal granted on condition.

THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative: ..... 0

THE RESOLUTION—

WHEREAS, the decision of the Borough Superintendent, dated March 28, 1960 on Alt. Applic. 193-59, reads:

"A37—Proposed increase in height from 5 stories to 6 stories in a non-fireproof tenement is contrary to Section 211 Subd. 1 and 2 of the Mult. Dwell. Law.

A38—The 1st and 2nd means of egress for new apt. at the proposed 6th story must be shown to conform to Section 231 Subd. 1 and 2 of the Mult. Dwell. Law."

and

WHEREAS, the applicant states that the premises consist of 2 old law tenements, 63 feet 4 inches by 88 feet 5 inches in area, 5 stories, 58 feet 7¾ inches high, located in retail and restricted retail use, B area, class 1½ height district, built about 1880, of non-fireproof construction; that it is proposed to combine these two buildings into one; 63 feet 4 inches by 88 feet 5 inches in area, 5 stories and penthouse, 68 feet 1¾ inches high, class 3 Multiple Dwelling building; that the cellar ceiling, stairhalls, corridors and entrance lobby will be of steel and concrete construction; that the main roof and penthouse roof will be of 3 hour construction; that the area of the new penthouse will be 685 square feet or 13.2% of the entire roof; that a new Multiple Dwelling can be built 6 stories and cellar high of class 3 construction; that the penthouse exits will be through interior circular stair to the 5th floor, or across the new fireproof roof to main stair or to the rear fire escape; that the proposed penthouse is part of the 5th floor apartment; that the entire duplex apartment will be occupied by 3 persons.

*Resolved*, that the decision of the Borough Superintendent, dated March 28, 1960, acting on Alt App 193-59 Objection No. A37 and A38 be and it hereby is *modified* and that the appeal be and it hereby is *granted on condition* that the building conform to drawings filed with this appeal dated April 6, 1960, seven sheets; that all laws rules and regulations applicable shall be complied with except as modified in this resolution; and that a certificate of occupancy shall be obtained.

## 635-38-A

APPLICANT—Ribelle V. Perotto for Banner Oil Company, Inc., owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Fire Commissioner; previously granted on condition.

PREMISES AFFECTED—1868-1898 Linden Boulevard, south side from Alabama Avenue to Georgia Avenue, Block 4344, Lots 1, 9, 10 and 11, Borough of Brooklyn.

APPEARANCES—

For Applicant: Ribelle V. Perotto.

ACTION OF BOARD—Application reopened and resolution amended.



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## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 20, 1938 on certain conditions; and

WHEREAS, the resolution was amended on February 6, 1940; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 20, 1938, as *amended* on February 6, 1940, by adding thereto:

"that the three 2,000-gallon gasoline storage tanks may be encased in concrete as shown on revised drawing marked 'Received May 17, 1960', one sheet, *on condition* that all laws, rules and regulations applicable thereto shall be complied with." Fire Dept. Order 0036-0)

## 36-59-A

APPLICANT—Leonard F. Rothkrug for 235 East 42nd Street, Associates, owner.

SUBJECT—Application for consideration—reopening for amendment of resolution—re Appeal from a decision of the Borough Superintendent; re fireproofing of lot line windows; should be self-closing and fire resistive; previously granted on condition.

PREMISES AFFECTED—785 Second Avenue, 229-241 East 42nd Street, northwest corner, and 230-238 East 43rd Street, Block 1316, Lots 18, 21, 23, 31, 34, Borough of Manhattan.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on June 30, 1959, on certain condition; and

WHEREAS, the resolution was amended on March 22, 1960, and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1959, as amended on March 22, 1960, by adding thereto:

"that the decision of the Borough Superintendent, dated June 2, 1960, acting on NB App 165-58, as to the reception area on the first floor, be and it hereby is *modified* and that the appeal be and it hereby is *granted*, permitting the construction of the reception area substantially as shown on drawings marked 'Received June 3, 1960', 4 sheets, *on condition* that the glass panels shall be not less than  $\frac{3}{8}$  inch thick; and that all other laws, rules and regulations applicable thereto shall be complied with." (N.B. 165/58)

## 42-59-A

APPLICANT—Charles M. Shapiro for E. B. Realty Corporation, owner; Marath Steel Corporation, lessee.

SUBJECT—Application January 23, 1959—Appeal from a decision of the Borough Superintendent re Use of Paint Drying Oven not approved, for use.

PREMISES AFFECTED—110-118 50th Street, southeast corner of First Avenue, Block 788, Lots 9 and 13, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn at the request of applicant.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox, and  
Commissioner Becker ..... 5  
Negative ..... 0

## 556-59-A

APPLICANT—Charles M. Shapiro for Arown Realty Corp., owner; Crown Sanitary Product, Lessee.

SUBJECT—Application August 20, 1959—Appeal from a Decision of the Fire Commissioner—re: Drying oven, Storage of nitro-cellulose, storage room, Sprinkler system, Door opening.

PREMISES AFFECTED—601 Van Sinderen Avenue, east side, 100 feet south of Riverdale Avenue, Block 3833, Lot 6, Borough of Brooklyn.

## APPEARANCES—

For Applicant: None.

ACTION OF BOARD—Appeal withdrawn.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 757-59-A

APPLICANT—Leonard F. Rothkrug and Ross and Atkin for Wilhar Realty Corporation, owner.

SUBJECT—Application November 20, 1959—appeal from a decision of the Borough Superintendent re—egress and live load.

PREMISES AFFECTED—370 Gerard Avenue, east side, 202.16 feet south of East 144th Street, Block 2544, Lot 110, Borough of The Bronx.

## APPEARANCES—

For Applicant: Leonard F. Rothkrug.

ACTION OF BOARD—Appeal withdrawn at request of the applicant, for refileing at a later date.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## 218-60-A

APPLICANT—Herman E. Horwood for Ralph Ortiz, owner.

SUBJECT—Application March 23, 1960—Appeal from a decision of the Borough Superintendent—re egress.

PREMISES AFFECTED—649 Prospect Avenue, west side, 38 feet 8 inches south of East 152nd Street, Block 2674, Lot 67, Borough of the Bronx.

## APPEARANCES—

For Applicant: Herman E. Horwood.

ACTION OF BOARD—Laid over to July 6, 1960, at 2 P.M. for inspection and decision; hearing closed.

## 245-60-A

APPLICANT—Julius S. Rapson for Joseph Parinello, owner; American Service Stations, lessee.

SUBJECT—Application April 1, 1960. Filed pursuant to Section 35 of the General City Law—re construction in bed of mapped street—proposed 98th Street.

PREMISES AFFECTED—97-09 Rockaway Boulevard, north side, 18 feet west of mapped 98th Street, Block 9169, Lot 47, South Ozone Park, Borough of Queens.

## APPEARANCES—

For Applicant: Julius S. Rapson.

ACTION OF BOARD—Laid over to July 6, 1960, at 2 P.M., for inspection and decision; hearing closed.

## 205-29-BZ—Vol. III

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Oil Company, owner.

SUBJECT—Application for consideration—reopening for



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extension of time to complete which expired June 2, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7h of the Zoning Resolution, permitting in a local retail and residence use district, the reconstruction of the accessory building of the present gasoline service station and extend the uses to include office, lubritorium, car washing, minor repairs, parking and storage of motor vehicles and increase to twelve the number of gasoline tanks.

**PREMISES AFFECTED**—157-28 to 157-30 (157-30 official) Willets Point Boulevard and 21-08 to 21-12 Clintonville Street, southeast corner, Block 4860, Lots 15 and 18, Whitestone, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on May 20, 1958, on certain conditions; and

WHEREAS, the resolution was last amended on October 6, 1959; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 26, 1929, as *amended* through October 6, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provision of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App 3467/57)

## 181-38-BZ—Vol. III

**APPLICANT**—Anthony Signorielli for Seymour G. Notarius, owner.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7e and 7i of the Zoning Resolution, permitting in a restricted retail use district, the reconstruction and maintenance of a gasoline service station, lubritorium, storage room, non-automatic car wash, minor auto repairs and parking of cars awaiting service.

**PREMISES AFFECTED**—410-412 City Island Avenue, northeast corner of Ditmars Street, Block 5645, Lot 1, Borough of The Bronx.

## APPEARANCES—

For Applicant: Anthony Signorielli.

**ACTION OF BOARD**—Application reopened resolution amended and time to complete the work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. III on October 27, 1959, on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on October 27, 1959, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as proposed and as shown on revised drawings marked 'Received May 12, 1960,' 3 sheets, on condition that a brick wall at least 5 ft. 6 in. in height shall be constructed along the

northerly lot line between the accessory building and the building line of City Island Avenue; that as an alternative, this wall may be omitted provided there be a brick wall constructed enclosing the adjacent garage; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of the *amended* resolution and a certificate of occupancy shall be obtained; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." App (NB 882/58.)

## 708-38-BZ—Vol. III

**APPLICANT**—Charles A. Buckley, Jr. for Bertha M. Carrol, owner; Gulf Oil Corp., lessee.

**SUBJECT**—Application for consideration—reopening for amendment of resolution—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a business use district the parking and storage of more than five motor vehicles on an existing gasoline service station.

**PREMISES AFFECTED**—92-28 Horace Harding Boulevard and 92-43 to 92-57 Queens Boulevard, southeast corner, Block 2075, Lot 5, Elmhurst, Borough of Queens.

## APPEARANCES—

For Applicant: Charles A. Buckley, Jr.

**ACTION OF BOARD**—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5

Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was amended by the Board as Vol. III, on March 29, 1955 on certain conditions; and

WHEREAS, the resolution was again amended on May 14, 1957; and

WHEREAS, the applicant requested a further amendment of the resolution.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on November 15, 1938, as *amended* through May 14, 1957, by adding thereto:

"that the gasoline service station may be redesigned, rearranged and constructed substantially as proposed and as shown on revised drawings marked 'Received May 25, 1960,' 3 sheets; that this work shall be done in accordance with the provisions of Section 22A of the Zoning Resolution from the date of this *amended* resolution; that a new certificate of occupancy shall be obtained; and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (Alt 1210/60)

## 214-27-BZ—Vol. II

**APPLICANT**—Lama, Proskauer and Prober for Socony Mobil Oil Co., Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition under Section 7A of the Zoning Resolution, permitting in a manufacturing and residence use district, the reconstruction of an existing gasoline service station with the additional accessory uses of lubritorium, minor auto repairs, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with show windows and signs within 75 feet of a residence use district.

**PREMISES AFFECTED**—296 West Fordham Road, southeast corner of Major Deegan Expressway, Block 3233, Lot 65, Borough of The Bronx.

## APPEARANCES—

For Applicant: Alfred A. Lama.

**ACTION OF BOARD**—Application reopened and time to complete work extended.



# MINUTES

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II, on June 30, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 30, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB app 615/58)

## 895-47-BZ—Vol. II

APPLICANT—Goldwater & Flynn for H. A. M. Realty Corp., owner; The New York Riverside Memorial Chapel, Inc., lessee.

SUBJECT—Application for consideration—reopening for amendment of resolution and extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7c of the Zoning Resolution, permitting in a residence use district, the reconstruction of the present structure and continue the present use of funeral chapel and one family dwelling for caretaker with parking of cars for patrons.

PREMISES AFFECTED—1963-1967 Grand Concourse and 160 East 179th Street, southwest corner, Block 2808, Lots 42, 44 and 46, Borough of The Bronx.

## APPEARANCES—

For Applicant: Louis R. Colman.

ACTION OF BOARD—Application reopened and resolution amended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on July 14, 1959 on certain conditions; and

WHEREAS, the applicant requested an amendment of the resolution and extension of time to complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on July 14, 1959, by adding thereto:

"that in the event the owner desires to make certain changes in arrangement and design, such changes may be permitted substantially as shown on revised drawings marked 'Received May 20, 1960', five sheets; that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; that a certificate of occupancy shall be obtained and that other than as herein *amended* the resolution above cited shall be complied with in all respects." (NB 161/69)

## 191-53-BZ—Vol. II

APPLICANT—Lama, Proskauer and Prober for Socony Mobil Company, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 7a of the Zoning Resolution, permitting in a retail and residence use district, the reconstruction of the present gasoline service station with its accessory uses of lubritorium, minor auto repair with hand tools only, car washing, utility room, store and parking and storage of more than five (5) motor vehicles with curb cuts within 75 feet of a residence use district and the elimination of the present garage, auto showroom and

sale of motor vehicles, reception room and auto upholstering shop.

PREMISES AFFECTED—42-02 to 42-18 Queens Boulevard, south side, from 42nd Street to 43rd Street, 45-01 to 45-09 42nd Street and 45-02 to 45-10 43rd Street, Block 169, Lot 22, Sunnyside, Borough of Queens.

## APPEARANCES—

For Applicant: Alfred A. Lama.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board as Vol. II on June 23, 1959 on certain conditions; and

WHEREAS, the applicant requested an extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on June 23, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 3257/58)

## 348-56-BZ

APPLICANT—Burke, Green and Groh for Mary Ryback, owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which has expired June 16, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a residence use district, the erection and maintenance of a gasoline service station, lubritorium, office, sales room, car wash, non-automatic, minor repairs and parking for more than 5 motor cars waiting for service.

PREMISES AFFECTED—175-15 Rockaway Boulevard, southeast corner of 149th Avenue, Block 11381, Lot 30, Springfield Gardens, Borough of Queens.

## APPEARANCES—

For Applicant: Jerrold I. Ehrlich.

ACTION OF BOARD—Application reopened and time to complete work extended.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert,  
Commissioner Sleeper, Commissioner Fox and  
Commissioner Becker ..... 5  
Negative: ..... 0

## THE RESOLUTION—

WHEREAS, this application was granted by the Board on April 30, 1957 on certain conditions; and

WHEREAS, time to obtain permits and complete the work was last extended on June 16, 1959; and

WHEREAS, the applicant requested a further extension of time to obtain permits and complete the work.

*Resolved*, that the Board of Standards and Appeals does hereby *amend* the resolution adopted on April 30, 1957, as *amended* through June 16, 1959, only as to the time to obtain permits and complete the work, so that as *amended* this portion of the resolution shall read:

"that the provisions of Section 22A of the Zoning Resolution shall apply from the date of this *amended* resolution; and that a certificate of occupancy shall be obtained." (NB App. 826/56)

## 158-23-BZ—Vol. II

APPLICANT—Philip Freshman for Empire State Warehouse Corp., owner.

SUBJECT—Application for consideration—reopening for extension of time to complete which expired July 1, 1959—



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re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7e of the Zoning Resolution, permitting in a retail and residence use district, the change in occupancy of an existing (9) nine-story building together with the adjoining eight (8) story and penthouse building and one-story garage from warehouse and garage to warehouse in the basement and first floor with accessory garage and the use of the upper floors for light manufacturing.

**PREMISES AFFECTED**—372-390 Gates Avenue and 390 Nostrand Avenue, southwest corner, Block 1812, Lot 42, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Philip Freshman.

**ACTION OF BOARD**—Application reopened and set for hearing on July 19, 1960, at 10 A.M., to consider extension of time to obtain permits and complete the work, which had expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 285-31-BZ

**APPLICANT**—Roe & Kramer for Nicholas Marg, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7f of the Zoning Resolution, permitting in a business use district, the erection and maintenance of a gasoline service station, for a term of five years.

**PREMISES AFFECTED**—164-50 Cross Bay Boulevard northwest corner of 165th Avenue (Nolins Avenue), Block 14086, Lot 147, Shelbank Basin, Borough of Queens.

## APPEARANCES—

For Applicant: I. Milchman.

**ACTION OF BOARD**—Application reopened and set for hearing on July 19, 1960, at 10 A.M. to consider extension of term of variance for a period of fifteen years, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 302-40-A—Vol. I

**APPLICANT**—Ferdinand Savignano for Antoinette Russo, owner.

**SUBJECT**—Appeal from a decision of the Borough Superintendent of Buildings.

**PREMISES AFFECTED**—1348-1350 (1340 displayed) 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Ferdinand Savignano.

**ACTION OF BOARD**—Appeal dismissed.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 302-40-BZ—Vol. II

**APPLICANT**—Ferdinand Savignano for Antoinette Russo, owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7c and 21 of the Zoning Reso-

lution, permitting in a business use district, for a term of ten years, the extension and also conversion of occupancy of the first story of an existing building to a saw and planing mill.

**PREMISES AFFECTED**—1348-1350 (1340 displayed), 60th Street, south side, 340 feet east of 13th Avenue, Block 5719, Lot 24, Borough of Brooklyn.

## APPEARANCES—

For Applicant: Ferdinand Savignano.

**ACTION OF BOARD**—Application reopened and set for hearing on July 19, 1960, at 10 A.M., to consider extension of the term of the variance, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 553-54-BZ

**APPLICANT**—Sidney Snyderman for Ismo Estates Inc., owner.

**SUBJECT**—Application for consideration—reopening for extension of term of variance which expired January 26, 1960—re Application, decision of the Borough Superintendent; previously granted on condition, under Section 7h of the Zoning Resolution, permitting in a residence and business use district, the parking and storage of motor vehicles with an entrance to or an exit from proposed parking located in a residence use portion of lot.

**PREMISES AFFECTED**—30-09 38th Street, east side, 76 feet south of 30th Avenue, Block 660, Lot 39, Astoria, Borough of Queens.

## APPEARANCES—

For Applicant: Benjamin Horowitz.

**ACTION OF BOARD**—Application reopened and set for hearing on July 19, 1960, at 10 A. M., to consider extension of the term of variance which expired by limitation, requiring a new decision of the Borough Superintendent, which has been filed, and two publications in the Bulletin as notice.

## THE VOTE—

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

## 85-56-BZ

**APPLICANT**—Lama, Proskauer and Prober for Tremarco Corp., owner.

**SUBJECT**—Application for consideration—reopen and restore to docket in accordance with the Order of the Court—re Application, decision of the Borough Superintendent; previously granted on condition, under Sections 7f, 7e, 7i and 7h of the Zoning Resolution, permitting in a retail and residence use district, the erection and maintenance of a gasoline service station, lubritorium, minor auto repairs, car washing, storage room, office sales and the parking of motor vehicles awaiting service.

**PREMISES AFFECTED**—1041-1065 (1055 official) Hylan Boulevard and 653-665 Steuben Street, northeast corner, Block 3230, Lot 1, Edgewater, Borough of Richmond.

## APPEARANCES—

For Applicant: Alfred A. Lama and Nathan L. Goldstein.

**ACTION OF BOARD**—Application reopened and restored to the docket, in accordance with the order of the Court.

## THE VOTE:

Affirmative: Chairman Foley, Vice Chairman Kleinert, Commissioner Sleeper, Commissioner Fox and Commissioner Becker ..... 5  
Negative: ..... 0

Adjourned: 5:55 P.M.

JOSEPH J. DOYLE, Chief Clerk.



# RULES

## RULES GOVERNING THE USE OF EQUIPMENT FOR SPRAYING AND DRYING OF PAINTS, VARNISHES, LACQUERS AND OTHER INFLAMMABLE SURFACE COATINGS AND STORAGE OF SUCH MATERIALS

ADOPTED BY THE BOARD OF STANDARDS AND APPEALS JUNE 10, 1932 AND REVISED JULY 16, 1937, EFFECTIVE AUGUST 16, 1937, AMENDED JULY 25, 1944, EFFECTIVE AUGUST 21, 1944 AND AMENDED JANUARY 29, 1960, EFFECTIVE MARCH 2, 1960.

(353-30-SR)

### Authority:

*Pursuant to the authority vested in the Board of Standards and Appeals by Section 666, Subdivisions 2 and 3 of the Charter of the City of New York, to effectuate the provisions of C19-84.0, C19-85.0 and C19-86.0 of the Administrative Code.*

### Rule 1. Application.

- 1.1 No person, firm or corporation shall spray, dip or immerse any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable or combustible substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes except in conformance with these rules, and under a permit issued by the Fire Commissioner. Where the quantity of spraying, dipping or immersing materials used in a day does not exceed two quarts, except for spraying as performed under Rule 5.13, and the total amount of material stored does not exceed twenty gallons, these rules shall not apply.
- 1.2 APPLICATIONS. Application for the required permit to store and use the above-mentioned materials shall be made to the Fire Commissioner on forms prescribed by him and shall contain such information as he may require. When a spray, dipping, immersing, storage or mixing room is to be installed, an application shall be filed with and approved by the Borough Superintendent before a permit is issued by the Fire Commissioner.
- 1.3 RESTRICTIONS. No spraying, dipping or immersing of any article or thing within the City of New York with any inflammable paints, varnishes, lacquers or any other inflammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes shall be permitted in any premises or portion thereof as follows:
  - 1.3.1 Which is occupied as a class A or B multiple dwelling or a dwelling for one or two-families, except where a location is provided which is separated by fireproof construction from the residential occupancy and ventilated as provided in Rule 3.
  - 1.3.2 Which is occupied as a place of public assembly except trade schools where the buildings are of Class I or Class II construction and spraying, dipping or immersing are demonstrated for instruction purposes only.
  - 1.3.3 Which is artificially lighted by any means other than electricity.
  - 1.3.4 Which is heated by other than the use of steam or hot water circulating systems and the boiler is located outside the space where spraying, dipping or immersing is carried on.

### Rule 2. Definitions.

- 2.1 The term "SPRAY or SPRAYING SPACE" "DIPPING SPACE or IMMERSING SPACE" when used in these rules shall mean that portion of the premises

used for the actual work of spraying, dipping or immersing any article or thing with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds, commonly used for painting, varnishing, staining or similar purposes in any booth or room.

- 2.2 The term "CABINET BOOTH" when used in these rules shall mean a compartment with a back, top and two sides of incombustible materials over a substantial metal frame and equipped with air exhaust facilities, located within a room or any portion of any premises where spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.3 The term "CANOPY BOOTH or HOOD" when used in these rules shall mean an installation consisting of a metal canopy or hood, without any side or end panels enclosing the object sprayed and an air exhaust system under which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.4 The term "TUNNEL BOOTH" when used in these rules shall mean a compartment consisting of two sides and top, equipped with an air exhaust system in which spraying with any flammable paints, varnishes, lacquers or any other flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.5 The term "SPRAY ROOM" when used in these rules shall mean a fully enclosed ventilated room approved for such use in which any article or thing is sprayed by any flammable paints, varnishes, lacquers or any other flammable substance, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.6 The term "DIPPING ROOM" when used in these rules shall mean a fully-enclosed ventilated room approved for such use in which any article or thing is dipped, or immersed in any flammable paints, varnishes, lacquers or any other flammable substances, mixtures, or compounds commonly used for painting, varnishing, staining or similar purposes is carried on.
- 2.7 The term "FIREPROOF or FIRE-RESISTING PARTITIONS" used in these rules shall mean the standards set in the Labor Law and the Rules of the Board of Standards and Appeals for factory buildings. All openings in this type of partition shall only be equipped with self-closing fireproof assemblies.
- 2.8 The term "STORAGE ROOM" when used in these rules shall mean a fully-enclosed ventilated room used for the storage and mixing of any inflammable paints, varnishes, lacquers or any flammable substances, mixtures or compounds commonly used for painting, varnishing, staining or similar purposes.



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2.9 The term "CERTIFICATE OF FITNESS" when used in these rules shall mean the written permission granted by the Fire Commissioner to an individual to supervise and to process spraying, dipping and immersing materials and equipment, in accordance with the provisions of Section C19-14.0 of the Administrative Code and these Rules.

2.10 The term "PERMIT" when used in these rules shall mean the written permission issued to a person, firm or corporation by the Fire Commissioner, to store and use materials covered by Sections C19-12.0 and C19-84.0 of the Administrative Code and these Rules.

## Rule 3. Ventilation.

3.1 Spraying or dipping spaces shall be ventilated when in operation so that the movement of air shall be at least one hundred (100') linear feet per minute in the breathing zone of the operator and be of sufficient capacity to prevent the accumulation of mist or vapors. For requirements of ventilation of storage rooms see Rule 4.4.1.

3.2 Air shall be admitted to the spraying, dipping or immersing spaces in an amount equal to the capacity of the fan or fans and in such a manner as to avoid short-circuiting the path of air in the working zone of such spaces. Exhaust fans shall be kept running constantly while spraying, mixing or dipping. Exhaust fan control shall be interconnected with spray gun so as to operate simultaneously. Exhaust fans shall, in addition, be arranged to operate independently of spray gun. Ventilation Equipment shall be kept in operation for a sufficient length of time thereafter to exhaust all vapors, fumes or residues of spraying materials from the spray booth, dip space or drying room. Air admitted to the spraying, dipping, immersing, drying spaces or storage rooms shall be fresh air taken from the outside of the building.

3.3 EQUIPMENT. Motors shall be located outside of spraying, dipping or immersing spaces except as provided in Rule 4.

## Rule 4. Specification for Spray Booths, Spray Rooms, Dip and Immersing Rooms, Drying Equipment and Material Storage Rooms.

4.1 Spray booths shall be constructed of metal or incombustible materials satisfactory to the administrative official having jurisdiction. Ventilation and lighting for spray booths, spray rooms, dipping rooms, drying rooms and storage rooms shall comply with the requirements of these rules.

4.1.1 Spray, dip and immersing rooms shall be enclosed on all sides with partitions constructed of incombustible materials with floors in such rooms of concrete. Where such rooms are located over wooden floors, such wooden floors shall be surfaced with 1" of grout adequately reinforced or a mixture of Portland cement, and sand similarly reinforced. Ceilings over such rooms shall be protected by 5/8" unsanded gypsum plaster or 7/8" of cement or sanded gypsum plaster on approved 3.0 lb metal lath or other equivalent fire resisting ceiling protection. Ventilation, lighting and heating for these rooms shall comply with the requirements of these rules. Where additional fire fighting equipment is necessary such equipment shall be furnished in accordance with the direction of the Fire Commissioner. Floor drains leading to the house draining system

or the public sewer shall not be permitted. Dip tanks shall be provided with hinged metal covers held open by a fusible link, such covers to be equipped with an opening to permit automatic flooding of the tank with fire extinguishing media of a type and so located as the Fire Commissioner shall direct. Where the work process, such as conveyorized operation, makes the use of a cover impractical, the dip tank and drain boards shall be protected by an adequate extinguishing system designed for manual and automatic operation satisfactory to the Fire Commissioner and such conveyor shall be interlocked with the extinguishing system so that in the event the extinguishing system is activated, the conveyor action shall be stopped.

4.1.2 Panels of polished wired glass or plate-glass at least one-quarter (1/4) of an inch thick, not exceeding seven hundred and twenty (720) square inches in area and not more than forty-eight (48") inches in any linear dimension may be used in the sides of a spray booth or room.

4.1.3 The inner sides of walls, ceilings and the floors of all spraying or dipping spaces shall have a smooth surface.

4.1.4 All openings in spray, dip or immersing rooms shall be protected by fireproof opening protective assemblies. Windows opening on a street may be used to provide ventilation but no window on a lot line or less than 20 ft. from any opening in a wall of an adjacent building shall be permitted except when the subject room is more than 20 ft., in the horizontal plane, above an adjoining building.

4.1.5 Ferrous metals used in the construction of spraying, dipping or immersing spaces shall be thoroughly painted on the inside or be galvanized.

4.1.6 All spraying, dipping or immersing spaces shall be so constructed that at least three (3) feet of clear working space shall always be maintained for each operator spraying, dipping or immersing the material being processed.

## 4.2 STORAGE ROOMS.

4.2.1 Storage rooms shall be constructed of fireproof or fire resisting material and shall have a window opening to the outer air but such window shall not be on a lot line, enclosed court, nor opposite within twenty feet of windows of adjacent buildings nor part of the same premises, such window openings to be fireproofed and lower half provided with open louvers or ventilated by metal duct or fan at least 8 inches in diameter. The floors of all storage rooms shall be of incombustible non-ferrous materials. The sill of the door shall be at least 6 inches above the finished floor. All doors to be tin-clad, approved, fireproof and self-closing.

The lighting equipment shall comply with rule 4.5.2.2 and shall have an electric switch located outside the room. Immediately adjacent to such room shall be provided such portable fire extinguishing equipment for use within the storage room as the Fire Commissioner shall direct.

## 4.3 DRYING EQUIPMENT.

4.3.1 Gas Fired Drying Ovens. Gas fired drying ovens shall be of a type as approved by the Board. Such ovens shall be constructed of metal and incombusti-



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ble materials so designed as to preclude the direct application of flame to the materials in process. Ventilation shall be provided for each oven of sufficient capacity to maintain an oven vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used. All oven openings shall be maintained at a negative pressure relative to room pressure for inward flow. The controls for the safety exhaust and recirculating fans shall be properly interlocked with the gas supply line so that when the gas is flowing the fans are in operation. A time delay relay shall be installed to provide a minimum of four oven volume changes with fresh air and in the case of an indirect fired type of oven simultaneous purging of the combustion chamber before the ignition system can be energized and gas flow started. Each oven shall be equipped with gas burning equipment approved for such use and with electrical controls so arranged as to shut off the gas valve when ignition fails or the gas supply pressure drops to 2 inches of water.

The use of a continuous gas pilot light is prohibited unless an automatic gas shut off valve is provided which will shut the gas off at the pilot light when the flame is extinguished or the supply of gas cut off. Electrical pilot ignition shall be of the continuous type or equal in performance, designed for use in high temperatures, with controls so interlocked as to shut off the gas supply when current is interrupted. An auxiliary manually operated gas shut off valve shall be located not nearer than 25 feet from the oven so as to control the gas supply in the event of an emergency. Such ovens shall be adequately insulated on all sides and top to limit the maximum surface temperature to 140°F and to 160°F on the base, unless the floor is protected by a 3 inch mat of reinforced concrete placed over and bonded into the existing concrete floor and projecting not less than 6 inches outside the projected area of the equipment or unless an unenclosed clear air space not less than 4 inches above the concrete floor is maintained between the floor and the underside of the oven.

4.3.1.1 The burner section of gas fired drying ovens shall not be located nearer than 25 feet from spraying or dipping spaces except when separated by fire proof construction, in which case the distance between burner section and spray or dip space shall be not less than 25 feet measured in the shortest line of travel.

## 4.3.2 ELECTRIC INFRA-RED RAY DRYING OVENS.

4.3.2.1 Electric Infra Red Ray Drying Ovens shall be of a type as approved by the Board. Such ovens shall be constructed of electric equipment installed in accordance with the National Electric Code and the requirements of the Department of Water Supply, Gas and Electricity. Ovens when erected shall be placed on concrete floors without any additional protection, provided that at least 12 inches of clear space above the floor is provided to permit adequate ventilation.

4.3.2.1.1 In drying processed material involving the evaporation of considerable amounts of flammable solvents by infra-red lamps, such installations shall not be confined in small rooms

unless such rooms are thoroughly ventilated by a power driven ventilation system of sufficient capacity to maintain a vapor concentration at all times during the drying process of less than  $\frac{1}{4}$  the low explosive limit of the solvent used; the controls of the ventilation system to be so interlocked with the Infra-Red Ray System that the latter cannot function unless the ventilating system is in operation. When equipped with duct ventilating system, the Infra-Red Ray Oven shall be adequately secured so as to prevent moving.

4.3.2.1.2 Where the evaporation of a considerable amount of flammable vapors are involved, ventilated hoods located as near to the floor as practicable or enclosures shall be provided at the initial stage of the process with adequate exhaust system to discharge the primary evaporation from the solvents to the outer air, so that when the processed material progresses through the lamp drying tunnels only a comparatively small amount of solvent is left for evaporation. A space between such ventilating section and the drying section shall be maintained.

4.3.2.1.3 Lamps and other electrical equipment shall be kept free from flammable deposits and adequate cleaning shall be maintained.

4.3.2.1.4 Lamp and resistance heater type drying units shall be separated from spraying and dipping processes complying with these rules by a distance of at least 15 feet or shall be installed in a separate fireproof room.

4.3.2.1.5 Controls shall be arranged so that the lamps in the tunnels will be shut off automatically if and when the conveyor stops.

4.3.2.1.6 Where there are no conveyors and the material being processed is left stationary in the dryer there shall be an excessive temperature switch to shut off the lamps or resistance heaters to avoid overheating the material being processed if it is not removed from the dryer in time.

4.3.2.1.7 Material to be processed on the conveyors shall be rigidly supported so as not to be liable to displacement and cause lamp breakage and short circuits. Where there are no conveyors, materials should be fixed on dollies running on tracks or other equivalent method to accomplish the same result.

4.3.3 The temperature of the air contacting the processed material or of the material itself shall not be higher than that to which such material can be safely subjected.



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4.3.4 Such fire fighting equipment suitable for electrical and solvent vapor fires shall be provided as the Fire Commissioner may direct.

## 4.4 SPECIFICATIONS FOR DUCTS, PIPES AND FANS.

4.4.1 All ducts used for ventilating spray, dip or immersing spaces shall be constructed of approved incombustible materials or metal of not less than the following gauges of metal:

Ducts twenty-four (24") inches or less in diameter No. 22 gauge.

Ducts over twenty-four (24") inches and not over thirty-six (36") inches in diameter No. 20 gauge.

Ducts exceeding thirty-six (36") inches in diameter No. 18 gauge.

4.4.2 Ducts shall be strongly constructed and be installed in a workmanlike manner. They shall be rigidly supported.

4.4.3 Ventilating ducts shall run as directly as practicable to the outer air and be protected with a hood against the weather. The exhaust terminal or hood shall also be protected with a screen of copper or bronze with a mesh not larger than one-quarter ( $\frac{1}{4}$ ") inch.

4.4.4 Where a duct passes through a non-fireproof floor or roof, the duct shall be protected at such point by an outer pipe or sleeve with an air space of at least one (1") inch between the sleeve and pipe protected from the woodwork by at least a 1" blanket of asbestos, compressed rockwool or glasswool, or equivalent fire-resistive material extending through the entire depth of the ceiling construction and adequately secured to the outer pipe. The outer pipe shall be not less than two (2") inches from any woodwork and such woodwork shall be covered with at least 26 gauge metal or other incombustible material.

4.4.5 Ventilating ducts shall not terminate within ten (10) feet measured horizontally of any chimney outlet, unprotected air intakes or within twenty (20) feet of any exit or any opening in an adjoining building.

4.4.6 If induced draft is used to create an air movement, the air shall be supplied from a point outside the spray or dip or immersing space. Fans and motor must be located outside the spray, or dip space, except approved explosion-proof motor and non-ferrous blade fans which, however, are not to be located where residues of spraying material may collect on such equipment.

4.4.7 The exhaust system from any spray, dip or immersing space shall not be connected to any other ventilating system or be discharged into a chimney or flue used for the purpose of conveying gases of combustion.

4.4.8 Exhaust fan blades shall be constructed of non-ferrous metal. All exhaust and ventilating fans to be permanently connected to their source of power, using metallic conduit. Rheostats in fan bases not permitted. Fan blades not coming in direct contact, with spraying fumes, need not comply with this requirement.

4.4.9 Adequate access doors or panels have tight fitting by means of screw bolts, clamps or springs shall be provided, to permit inspection and cleaning.

## 4.5 ELECTRICAL EQUIPMENT AND LIGHTING FIXTURES.

4.5.1 No motors, switches, rheostats, lamps, fluorescent light or other electrical equipment shall be located in spray, dipping or immersing rooms or within ten (10') feet of the open end of any spray compartment, spray booth, immersing or dipping space unless such electrical equipment be of a type approved for use in explosive atmosphere and where a conduit leads from a hazardous location to a non-hazardous location, the conduit shall be sealed off by an approved sealing compound. Except that alternating current induction motors of the totally enclosed type, having no brushes make and break contacts, collectors or other arcing or sparking parts may be located within ten (10') feet of a spray booth, spray compartment or dipping space when approved by the administrative official having jurisdiction. No open flame shall be used within 25 ft. of spray, dip or coating space or paint storage room or cabinet except when separated by fireproof construction, except as provided in Rule 4.3.1. Gas Fired Drying Ovens and 4.3.2.1.4 Electric Infra Red Dry Ovens.

### 4.5.2 Lighting Fixtures.

4.5.2.1 Artificial lighting shall be only by means of electricity.

4.5.2.2 When lighting fixtures are located within 10 feet of a spray booth, spraying space, dipping space or within a storage room they shall be of the rigid stem type, enclosing all wiring and be equipped with keyless sockets having vapor proof globes. Where exposed to breakage, globes shall be adequately protected by substantial metal guards or equivalent means. Fluorescent tube type lighting fixtures when used in spray booths or in spray and dip spaces or in storage rooms or rooms containing inflammable vapors, shall be of a type approved for use in explosive atmospheres. The auxiliaries of mercury vapor lamps shall be offset at least ten (10) feet from spray booth, spray or dip spaces unless enclosed in explosion-proof protection.

4.5.2.3 All electrical equipment shall be installed and grounded as provided by the Administrative Code covering electrical equipment and permanently connected to their source of current supply, using metallic conduit.

4.5.2.4 No pin plug receptacles shall be used except when the use of receptacles and attachment plugs become necessary they shall be so connected to form a part of a unit device with explosion-proof interlocking switch precluding the removal of the plug when the switch is in the "on" position or by an approved explosion-proof enclosure which can seal the arc when the current is interrupted. Such receptacles and plugs shall be of the polarized type providing a connection for the grounding wire of the portable cords.



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# RULES

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4.5.2.5 All electric wiring shall be enclosed in rigid standard weight metallic conduits with explosion proof joints and fittings. Joints in metallic conduit having threaded couplings shall not have less than five (5) fully engaged threads. Where flexible connections are required a flexible fitting approved for explosive atmospheres shall be used.

4.5.2.6 The use of portable cords or trailer lights are prohibited, except when flexible cord approved for hard usage containing one (1) extra insulated conductor properly connected to form a grounding connection for metal lamp guards, motor frames and all other exposed metal portions of such portable lamps and devices may be used. When portable lamps are used they shall be enclosed in a manner approved for explosive atmospheres and with substantial guards of metal to prevent breakage. Sockets shall be of the keyless moulded composition type with no exposed metal parts.

## Rule 5. Maintenance and Operation.

5.1 Every premises wherein a spraying, dipping, or immersing space is maintained and operated shall be continuously under the charge and supervision of one or more persons holding a certificate of fitness, whose duty shall be to see that the spray, dipping and immersing space comply with the rules and the terms of the permit are not violated. No other duties shall interfere with the enforcement of these rules while the work is in process. A copy of these rules shall be available near the space where these rules apply.

5.2 Smoking or the carrying of lighted cigars, cigarettes, matches, or pipes in spray, dipping or immersing space is prohibited.

5.3 No person shall be permitted within a spray space between the spray gun and the exhaust outlet while the spray gun is in use.

5.4 Spraying, dip or immersing spaces, and its surroundings shall be kept clean at all times and shall be kept clear of all materials, equipment and utensils not required in the operation of the spray. Side walls, ceilings, baffle plates, etc., shall be sprayed with soap and water solution, before cleaning, or cardboard or masking paper may be fastened before any operation and after said operation all waste material shall immediately be removed from the premises.

5.5 Floors within and surrounding spray, dip, or immersing spaces shall be kept clean and free from waste material at all times.

5.6 Spray rooms, booths, fans, ducts, and other equipment shall be cleaned frequently and maintained in clean and efficient working condition; lacquer spraying booths shall be wet down before cleaning.

5.7 Implements used for cleaning shall be made of non-ferrous material to avoid sparks.

5.8 Metal waste cans with self-closing covers shall be provided for all spraying, dipping or immersing spaces and storage rooms. The number to be installed shall be determined by the administrative official having jurisdiction.

5.9 Approved fire appliances shall be installed in all spraying, dipping or immersing spaces and in storage rooms as may be determined by the administrative official having jurisdiction.

5.10 Accumulation of inflammable waste, sweepings or deposits from spray, dip or immersing space is prohibited. All such waste shall be placed in approved waste cans and be removed from the premises at the close of work each day.

5.11 All sandpapering of lead painted surfaces shall be done with wet sandpaper.

5.12 When a motor vehicle is taken into a spray space, the batteries shall be disconnected before the process of spraying is begun.

5.13 Before spraying is performed on elevator cars all electric power operating all elevators enclosed in a common shaft, shall be turned off. While such work is in progress portable fire extinguishers shall be provided and maintained adjacent to the work as the Fire Commissioner shall direct. Such shafts shall be well ventilated of fumes before starting elevators.

5.14 Inflammable solvents used for cleaning equipment or for any other purpose shall not be discharged into the house drain.

## Rule 6. Material Storage and Mixing.

6.1 Main supplies of spray coating and dipping materials and thinners shall be kept in an outside storage building, storage rooms or in vented metal cabinets in accordance with the following amounts:

6.1.1 Spraying materials not in excess of 100 gallons may be stored in single walled metal cabinets ventilated to the outer air. Such cabinet to be metal covered on all sides, including the doors and arranged for ventilation at top and bottom.

6.1.2 Spraying materials not in excess of 200 gallons may be stored in double-walled metal cabinets ventilated to the outer air or wood cabinets metal covered on all sides, including the door, and arranged for ventilation at top and bottom, to the outer air.

6.1.3 Spraying materials in excess of 200 gallons shall be stored in a separate exterior storage building of fire-proof or fire-resisting material with ventilated plain glass skylight or in a storage room constructed fire-proof in a fireproof building or fire-resisting in a non-fireproof building. The maximum amount of spraying materials to be stored in a storage room of a non-fireproof building shall be determined by the administrative official having jurisdiction.

6.1.4 Mixing or thinning of coating materials shall be conducted in a storage building or storage room, except that containers of total capacity not exceeding ten gallons may be opened and their contents mixed in the spray room or room in which booths are located while the air exhaust system is operating.

6.1.5 Working supplies sufficient for not more than one day's use but not exceeding twenty gallons to each booth, nor a total of one hundred gallons, may be



# RULES

kept in the spray room or room in which spray booths are located; covers of containers must be kept thereon when such containers are not actually in use. This amount is in addition to the amount allowed in Rule 6.1.7.

6.1.6 Gravity feed material containers for supplying spray guns shall not exceed ten gallons in capacity and shall be supported by wire cables or metal brackets having a factor of safety of four when filled with the heaviest spraying materials used.

6.1.7 Pressure feed tanks and other equipment for use in connection with direct spraying under air pressure shall be restricted to tanks of not more than sixty gallons, individual capacity, designed, constructed and approved for this specific purpose by the Board of Standards and Appeals. Each tank shall be provided with a safety valve set at a pressure not exceeding eighty pounds. All gravity feed containers and other spraying equipment shall be approved as above.

6.1.8 The installation of all electrical wiring, switches, lighting and all other electrical equipment, and the provisions of these rules against carrying matches or smoking and prohibiting flame or spark-producing devices, shall also apply to storage or mixing rooms.

6.2 Storage of Materials where nitro cellulose products are manufactured.

6.2.1 Storage of spraying, dipping and immersing materials shall be as provided in Rule 6.1.1 through Rule 6.1.3, but in a building in which nitro cellulose products are manufactured, stored or kept the amount shall be not over twenty-five (25) gallons as per Section C19-113.0, subdivision h of the Administrative Code.

6.3 Sprinklers.

6.3.1 Sprinkler heads shall be provided in all spray, dip or immersing spaces and storage rooms and shall be installed in accordance with the Sprinkler Rules of the Board of Standards and Appeals, except in non-sprinklered buildings where sprinkler connection may be made to the house water supply, provided the size of the house water supply line is adequate for the number of sprinkler heads.

6.4 Maintenance of Sprinkler Heads.

6.4.1 Sprinkler heads in spraying, dipping and immersing spaces shall be cleaned at least once a week under the supervision of the person holding the certificate of fitness and a coating of light grease or vaseline shall be applied after each cleaning to prevent the formation of a hard deposit and render the sprinkler useless in case of fire. The use of paper bags or other materials about sprinkler heads is prohibited.

## Rule 7. General Requirements.

*Notice—Attention is called to the provisions of the Administrative Code as to violations reading as follows:*

*Section C19-152.0 of the Administrative Code, "Any person who shall willfully violate or neglect or refuse to comply with any of the provisions of this chapter in addition to any other penalties prescribed by law or ordinance shall, upon conviction, be punished by a fine of not more than \$500 or by imprisonment not exceeding 6 months, or by both such fine and imprisonment."*

NOTE:—The principal cause of fires in spray-booth installations are: broken electric lamps and other electrical defects; cleaning the interior booths, fans and motors with highly flammable solvents;

accumulation of deposits in the tubes and vent pipes from neglect in cleaning them frequently; unnecessary accumulation of waste and refuse, smoking and a general lack of cleanliness.

- (a) "No Smoking" signs, with letters at least 2 inches in height, shall be posted at entrances to and in all spray rooms and paint storage rooms or building.
- (b) No combustible materials shall be stored or maintained within 15 feet of any spray booth.
- (c) All stocks shall be arranged so as not to interfere with the operation of automatic sprinkler heads.
- (d) Adequate mechanical or natural ventilation shall be provided.
- (e) No open flames or devices creating open flames or arcs shall be maintained within 25 feet of the spray or dipping process.
- (f) The premises where painting, dipping or immersing is performed shall be kept clear of empty paint cans, rubbish, paint accumulations and other combustible material.

## Rule 8. Existing Spray Booths and Installations.

8.1 These rules shall be retroactive in the following respects:

Rule 1.3.4 Heating of Rooms.

Rule 3.1 Air Exhaust System.

Rule 3.2 Air Supply and Mixing.

Rule 4.0 Specifications for Spray Booths, Spray Rooms, Dip and Immersing Rooms, New Drying Equipment, and Material Storage Rooms.

4.1.3 Surfacing of Booths.

4.1.5 Surfacing of metal in Booths.

4.3.2 Maintenance of Ducts.

4.4.6 Method of Induced Draft.

4.5.1 Electrical Equipment.

4.5.2 Electrical Lighting.

Rule 5.1 Certificate of Fitness.

5.2 Smoking, Matches, etc.

5.6 Maintenance of Equipment.

5.7 Cleaning Implements.

5.9 Fire Appliances.

5.10 Accumulation and disposal of waste materials.

5.12 Motor vehicles in booths or rooms.

5.13 Spraying Elevator Cabs.

Rule 6. Material, Storage and Mixing.

Rule 7. General Requirements.

Rule 8.1 Rules 6.1, 6.2, 6.3 and 6.4 may not be applied in fireproof buildings equipped with an approved existing automatic sprinkler system where the general conditions of cleanliness are properly maintained at all times.

## Rule 9. Permits and Plans.

Before a permit is issued by the Fire Commissioner, plans shall be filed with the Borough Superintendent, stating name, address, floor and space where the painting, dipping or spraying processes or storage room are to be installed. Such plan shall include a complete layout of the proposed installation and shall clearly indicate the location of all exterior wall openings, in premises and adjacent buildings, exits, chimneys, vent openings and proposed processes.

Plans shall be filed with the Borough Superintendent for storage and mixing rooms. Such plans shall show the complete floor plan of the proposed equipment and the location of the proposed equipment with respect to the storage and mixing rooms, exterior wall openings, in premises and adjacent buildings, exits and all chimneys within 20 feet of storage rooms and vent openings.



# RULES

## FIRE RETARDING RULES FOR GARAGES, ETC.

Adopted by the Board of Standards and Appeals Aug. 30, 1917; Amended Nov. 1, 1917, and Feb. 3, 1922.

**Rule 1. Fire Retarding Materials for Garages, Motor Vehicles Repair Shops and Oil Selling Stations.** In garages, motor vehicle repair shops and oil selling stations any material or form of construction shall be deemed fire-retarding within the meaning of Section C26-254.0, of the building code, that resists the action of flame and heat when subjected to a continuous fire for one hour at an average temperature of seventeen hundred (1700) degrees Fahrenheit without the passage of flame, and with a maximum temperature rise to four hundred (400) degrees Fahrenheit on the side away from the fire. The point at which the temperature of a transmitted heat is measured shall be protected from external air and weather conditions.

When the test specimen is in the form of partition construction, the area under test shall be not less than one hundred (100) square feet and least dimension shall be not less than nine (9) feet. When in the form of floor construction, the area under test shall be not less than two hundred (200) square feet and the least dimension shall be not less than fourteen (14) feet.

During the fire, the floor construction shall support the live load for which it is designed and after the fire shall safely sustain twice the designed live load with a maximum deflection of not more than one two-hundredths ( $1/200$ ) part of the span.

**Rule 2. Wood Joisted Floor Construction.** Wood joisted floor construction shall be accepted as fire-retarding construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations when the beams are protected on the upper and under sides with the fire-retarding materials specified in rules for floor and ceiling coverings.

**Rule 3. Flooring Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the upper sides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations.

(a) Seven eighths ( $7/8$ ) inch wood underflooring protected with a membrane of two-ply waterproofing covered with not less than two and one-half ( $2\frac{1}{2}$ ) inches of 1:2½:5 concrete or better, reinforced with not less than one-fourth ( $1/4$ ) of one (1) per cent of steel mesh;

(b) Two and one-half ( $2\frac{1}{2}$ ) inches of 1:2:4 concrete applied directly to the top of the joist, with or without temporary support, reinforced with not less than one-fourth of one percent steel rods, mesh or steel lath, and having the tops of the joists coated with approved waterproof paint or protected by tar paper on the top and on the sides for a distance of three inches from the top.

**Rule 4. Ceiling Covering.** Any one of the following forms of construction shall be accepted as fire-retarding for the covering of the undersides of wood floor beams in joisted floor construction in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations:

(a) One-half ( $1/2$ ) inch plaster boards, or three-eighths ( $3/8$ ) inch gypsum wall boards weighing not less than 16 pounds per square yard with pointed joints covered with No. 26 U. S. gauge sheet metal with one (1) inch lapped seams nailed to the wood beams when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are spaced more than sixteen (16) inches on center;

(b) Two thicknesses of one-quarter ( $1/4$ ) inch asbestos board laid with tight staggered joints and nailed to the beams, when spaced not more than sixteen (16) inches on centers, or nailed to furring strips when the floor beams are more than sixteen (16) inches on centers;

(c) Metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) inch thick.

**Rule 5. Attachment to Ceiling.** Fire-retarding ceilings in non-fireproof buildings used as garages, motor vehicle repair shops or oil selling stations shall be attached to wood floor beams and girders in such manner as to maintain an air space between the wood beams and all wood beams shall be seasoned before applying the protective coat.

**Rule 6. Openings in Fire-Retarding Floors.** Pipes or conduits which pass through floors shall be fitted with metal thimbles and made watertight for a height of three (3) inches above the floor.

**Rule 7. Columns.** All structural posts and columns in non-fireproof buildings required to be fire-retarded shall be protected with fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials accepted in fireproof construction; except that an air space shall not be required around steel or cast iron columns.

Where necessary for protection against mechanical injury, the fire-retarding protection on columns shall be jacketed to a height of five (5) feet from the ground with No. 4 U. S. gauge metal.

**Rule 8. Girders.** All girders in non-fireproof buildings required to be fire-retarded shall be protected with the fire-retarding materials specified for ceiling coverings in these rules, or with any of the materials acceptable in fireproof construction; except that an air space need not be provided around steel girders.

**Rule 9. Shaft Enclosures.** Existing stairways and vertical shafts in non-fireproof business buildings hereafter, converted to be used as garages, motor vehicle repair shops or oil selling stations shall be enclosed in fire-retarding partitions continued through the non-fireproof floor construction, and when unfilled wood stud partitions are used, the space between the floor beams shall be fire-stopped with incombustible materials. All openings in such partitions shall be protected with accepted metal-covered fire doors or windows. Wherever necessary for protection against mechanical injury, the partition shall be jacketed to a height of five (5) feet on the garage side with No. 4 U. S. gauge metal. Any one of the following forms of partitions shall be accepted for the enclosure:

(a) Two by four inch wood studs, spaced not more than sixteen (16) inches on centers, covered both sides with metal lath weighing not less than three pounds per square yard, attached to furring strips and plastered with Portland cement mortar at least three-quarters ( $3/4$ ) of an inch thick;

(b) Two by four inch wood studs placed not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing one-half ( $1/2$ ) inch plaster boards with pointed joints and No. 26 U. S. gauge sheet metal with one-inch lapped seams;

(c) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, covered both sides with seven-eighths ( $7/8$ ) inch wood sheathing, two thicknesses of one-quarter ( $1/4$ ) inch asbestos boards laid with tight staggered joints and jacketed with No. 16 U. S. gauge metal on the garage side to a height of five (5) feet;

(d) Two by four inch wood studs spaced not more than sixteen (16) inches on centers, filled in solidly between the studs with four inches of approved fireproof materials and covered on both sides with No. 26 U. S. gauge metal;

(e) Existing wood stud, lath and plaster partitions covered on the garage side with No. 26 U. S. gauge sheet metal with one inch lapped seams.



# RULES

## Fire Drill Rules, Adopted by the Board of Standards and Appeals, October 5, 1923

(593-23-SR)

### DEFINITION OF "FIRE DRILL"

The method and practice of the systematic and orderly vacating of a building by its occupants in case of emergency, panic or fire in the least possible time—by the nearest safe means of exit—and the use of fire appliances which shall be provided for the extinguishing or retarding of fire and the safeguarding of human life.

#### Rule 1.

In all buildings as defined in Article 1, Section 10 of the Labor Law in which fire drills are required pursuant to Section 279 thereof and in any other building in which such drills are required by the Fire Commissioner pursuant to the power conferred in section 491 of the New York City Charter, it shall be the duty of the owners, lessees or tenants to conduct fire drills monthly and at such other times as the Fire Commissioner may direct.

For the purpose of conducting such fire drills the owner or tenants shall appoint from among their employees such responsible and dependable persons, male or female, who shall efficiently perform the duties of the various positions of the fire drill organization, as specified on the accompanying chart.

It shall be the duty of the owner or tenant to enter in the blank spaces provided for that purpose in said chart the names of persons so selected and post said chart and copies of the rules in a conspicuous place.

### FIRE DRILL ORGANIZATION

Premises .....

Name of concern.....

Building No. ....Story.....

#### FOREMAN OR PERSON IN CHARGE

Regular ..... Substitute .....

#### WATCHMAN

.....

#### MALE SEARCHER

.....

#### FEMALE SEARCHER

.....

#### STREET ALARM BOX RUNNER

.....

#### FIRE BRIGADE

.....

.....

#### EXIT GUARDS

Exit.....

".....

".....

".....

#### Squad Monitors

Squad No. 1.....

" " 2.....

" " 3.....

" " 4.....

" " 5.....

" " 6.....

#### Rule 2. Duties of Foreman.

The Foreman or Person in Charge shall direct, enforce and have full charge of the "Fire Drill" in every factory on each floor. Each day before work is begun he shall see that extinguishers, fire hose, fire buckets, etc., are in readiness for use, exit doors are unlocked, aisles are free

from obstruction, that stairways, halls, etc., are properly lighted, and shall remedy any dangerous condition found to exist. Immediately after work is commenced he shall check up the Fire Drill Organization list and note if the regularly assigned persons are present; if any are found to be absent, he shall assign other employees (if practicable) to perform their duties.

He shall immediately notify new employees of the existence of the Fire Drill Organization and give them the necessary instructions as to the duties they are to perform, etc.

He shall be familiar with the operation and location of the interior alarm signal box on his floor.

He shall listen for the test signal each morning at the appointed hour and in the event of the test signal not being heard he shall communicate with the superintendent or other person in charge of the building and advise him of the fact. The (Floor Captain's) Foreman's orders are final as to the carrying out of the fire drill on his particular floor.

#### Rule 3. Duties of Watchmen.

The WATCHMEN shall see that all doors and windows are closed so as to prevent the spread of fire. The WATCHMEN shall be the only persons permitted to remain on the floor during the progress of a fire drill and do so at their own risk. For ordinary purposes only one watchman and a substitute shall be designated. In special cases, however, extra watchmen may be assigned by consent in writing from Fire Commissioner.

#### Rule 4. Duties of Searchers.

The MALE AND FEMALE SEARCHERS shall search all toilets, dressing rooms and emergency rooms used and frequented by their sex and all other portions of the floor and order all persons, except those authorized to remain, to leave the premises. They are to take care of and assist all persons who may faint or be disabled.

SEARCHERS shall leave the floor immediately after the last squad leaves.

#### Rule 5. Duties of Street Alarm Box Runner.

The STREET-ALARM-BOX-RUNNER shall be familiar with the location of the nearest city fire alarm box and know how it is operated.

In ordinary practice fire drills the STREET-ALARM-BOX-RUNNER shall report to the Foreman for orders, and if his services are not required he shall promptly file out of the premises with the other occupants.

Only when a fire actually occurs on his floor, or when ordered to do so by the Foreman, shall the STREET-ALARM-BOX-RUNNER proceed to the street alarm box and send in the fire alarm.

#### Rule 6. Duties of Fire Brigade.

The fire brigade shall have full charge of the operation of all auxiliary fire fighting apparatus and shall endeavor to extinguish, or at least hold in check until the arrival of the Fire Department, any fire that may occur. When it is necessary for the fire brigade to respond to different floors in the building they shall not use the stairways or fire escapes while the occupants are escaping from the premises.

#### Rule 7. Duties of Exit Guards.

The EXIT GUARDS shall station themselves at all exit doors leading to fire escapes, stairways, and other means of escape immediately upon the sounding of the alarm. There shall be two guards for each exit, if practicable; one to stand in the hallway holding back the door and the other directly inside on the floor. They are to keep the exit doors open and direct the movements of the persons using these exits and prevent congestion.



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## RULES

EXIT GUARDS shall remain at their stations until all of the occupants of the building have passed their station. Then close their doors and pass out of the building. Upon signal for the occupants to return, EXIT GUARDS shall take their designated stations and remain there until all persons have returned to their respective floors.

### Rule 8. Duties of Squad Monitors.

The SQUAD MONITORS, as soon as the alarm is sounded, shall see that the employees under their charge quickly form into line, two abreast, and numbering not more than thirty to each squad. They shall see that all aisles and passageways are cleared of obstructions.

**Note:** Chairs, stools, baskets, etc., should be pushed under or placed on top of work benches.

MONITORS shall proceed at the head of their respective squads to the exit assigned, and then march up or down the stairs or to other exits as directed by the EXIT GUARDS.

On reaching the sidewalk MONITORS shall keep their squads in order and lead them a reasonable distance from the building, so as not to cause congestion and interference with fire apparatus. When the proper signal is given they shall return to their respective floors at head of their squads.

MONITORS will at all times see that those under their charge conduct themselves in a respectable and orderly manner.

### Rule 9. Holding of Drills.

FIRE DRILLS shall be held at least once each month at varied hours of the day, and all of the occupants shall participate therein simultaneously. Such drills shall conduct all occupants to a place of safety.

Where dual operation interior fire alarm systems are installed as permitted under Rule 10.1 of the interior fire alarm rules of the Board of Standards and Appeals, the fire drill conducted each month shall include all of the persons on the premises engaged at work for a factory, and drills shall be conducted at least twice, each year in which all of the persons on the premises shall participate simultaneously.

### Rule 10. Duties of Owner.

It shall be the duty of the OWNER, LESSEE OR TENANT OF THE BUILDING or his authorized agent or their representatives to personally observe that the "Fire Drill" is held simultaneously on every floor of the

building and the participation therein of every occupant of such building. Any FIRE DRILL in which all of the occupants do not participate shall not be considered as complying with the LAW, except as otherwise provided in these rules.

The person or persons representing the OWNERS, LESSEE OR TENANT, who supervises the FIRE DRILL at the building shall submit to an examination by the Division of Fire Prevention as to their experience and general fitness for such duties, and shall be so certified in writing by the FIRE COMMISSIONER.

It shall be the duty of the ENGINEER, SUPERINTENDENT or other PERSON IN CHARGE of a building having an interior fire alarm system to test such system daily immediately after the beginning of business, and to see that all apparatus operated by springs, requiring winding are rewound after each alarm and kept in normal condition for operation.

### Rule 11. Duties of Engineer.

Whenever it is necessary to test the fire alarm system at any other time of the day, owing to repairs, etc., being made, the PERSON IN CHARGE OF BUILDING will first notify all Foremen of the several floors of the intended test and likewise notify them when the repairs, etc. are completed. This precaution is taken to prevent confusion and excitement, also misunderstanding of the alarm signals.

It shall also be the duty of the PERSON IN CHARGE OF BUILDING to sound the interior alarm system at irregular intervals, but not less than once each calendar month, for the purpose of holding practice fire drills. He shall keep on the premises a record of such drills, showing the date when held and the required time for all occupants to reach the street or a point of safety outside the building.

The PERSON IN CHARGE OF BUILDING must immediately acquaint new tenants of the existence of the "Fire Drill" Organization and its purport.

### Rule 12. Registration.

The name and address of every person, corporation or co-partnership, that will, under professional service, carry on the trade, business or calling of establishing, maintaining or supervising the "Fire Drill" shall be registered in the Fire Department, which Department shall, upon evidence of fitness, grant a certificate to that effect.









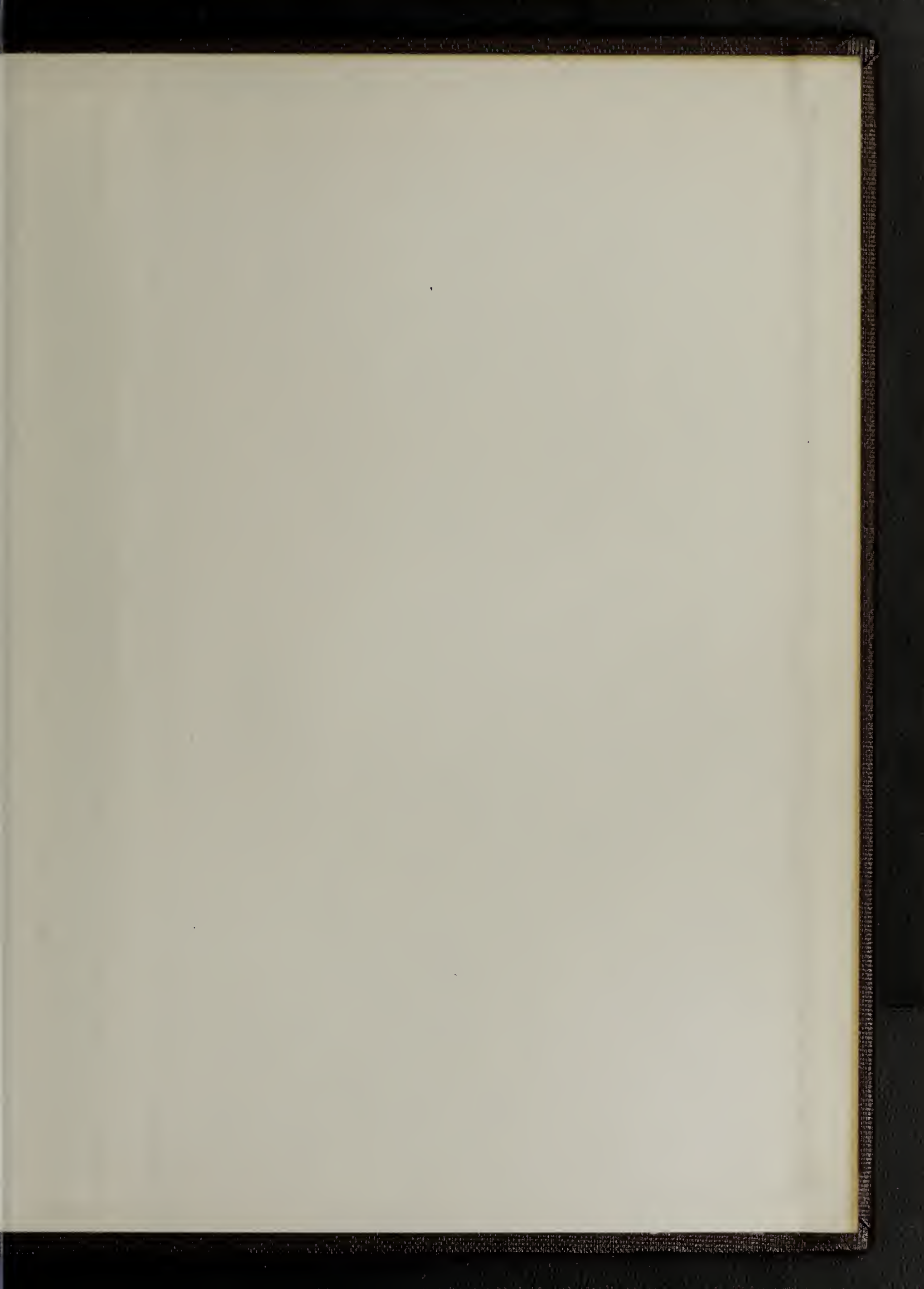






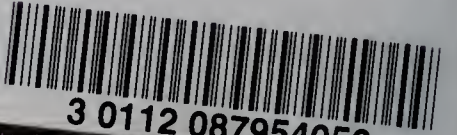








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